

Property at 00023 TYLER COURT

LT22

Prop ID 4830023

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Administrative Information

Owner name: LEDWIDGE MICHAEL S AND
 Second name: MARY DOWNEY
 Address: 23 TYLER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 4830023 Neigh.: Zone: R40 Vol: 622 Page: 230

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	550,370

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Mar-2011
 Sale price: 965,000
 Sale valid:

Values

Mkt value :
 Cost value: 987,086

Summary

Total assessments	690,960
Total exemptions	
Net assessment	690,960

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0229
 Mkt/sale :
 Assmt/sale: .7160

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.112	7,500	840			840	588
Residual		4,879						

1.032 acres

Total land value

200,840

140,588

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,793	419,160
Basement	Full with walk			
Heating	Yes	A/C Yes		11,970
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				132,365
Other Features		WB Stks M Stks RR		44,067

Sub-Total		634,062
Grade	A	Factor 1.5500
CDU		C&D Factor 1.00
Depreciation		20 %
		Computed cost value @ 70%
		550,366

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	119	13,623
L Living Area	BSMT Basement addition	119	2,193
L Living Area	AIR Air conditioning	119	362
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	40	122
G Garages	FRL Attached frame GT 65	935	41,890
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432

Total additions 132,365

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	50	A	
Garage	23	Attached 3 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2005

