

Property at 00035 TYLER COURT

LT24

Prop ID 4830035

Printed 07-Feb-2024 8:15 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SVELAN CHARLES & RACHEL
 Second name:
 Address: 35 TYLER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4830035 Neigh.: Zone: R40 Vol: 722 Page: 200

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	436,780
Resident Outbldg	2.00	38,990

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Aug-2018
 Sale price: 774,900
 Sale valid:

Values

Mkt value :
 Cost value: 879,900

Summary

Total assessments	615,930	
Total exemptions		
Net assessment	615,930	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.1355
 Mkt/sale :
 Assmt/sale: .7949

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	.031	7,500	233			233	163
Residual		1,350						

.951 acres

Total land value

200,233

140,163

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,692
			# Living Units	1
			M/F stacks	2
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2004	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,384	339,290
Basement	Full with walk				
Heating	Yes	A/C Yes			9,720
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	23,000
Attic	None		Attic size:		
Additions					131,945
Other Features		WB Stks M Stks RR			32,799
Sub-Total					536,754
Grade	A	Factor 1.5500			831,969
CDU		C&D Factor 1.00			831,969
Depreciation		25 %			623,977
		Computed cost value @ 70%			436,784

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	878	39,336
G Garages	FSF Full-story fin o/gar	700	46,889
L Living Area	AIR Air conditioning	700	2,128
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
P Porches, Patios, Decks	DECK Wood deck	196	5,192
P Porches, Patios, Decks	DECK Wood deck	300	7,947

Total additions 131,945

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	25	38	950	110.5	2005	C	105,023	50	52,500
RS1 Frame Utility Shed	12	14	168	30.00	2020	B	6,350	50	3,200
Value at 70%			38,990				Value at 100%		55,700

