

Property at 00040 TYLER COURT

LT41

Prop ID 4830040

Printed 07-Feb-2024 8:16 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACHLUS SETH & REBECCA TRUST

Second name:

Address: 40 TYLER COURT

City/state: AVON CT

Zip: 06001

Location Information

Map: 004

Clerk map:

Lot: 4830040

Neigh.:

Zone: R40

Vol: 776 Page: 991

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	516,400

Exempt	Cat	Amount

Sale date: 05-Jul-2022
 Sale price: 1,010,000
 Sale valid:

Values

Resident Excess	.18	940
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Mkt value :
 Cost value: 939,057

Summary

Utilities

Sales ratios

Total assessments	657,340
Total exemptions	
Net assessment	657,340

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Cost/sale : .9298
 Mkt/sale :
 Assmt/sale: .6508

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	.179	7,500	1,343			1,343	940
Residual		7,797						

1.099 acres

Total land value

201,343

140,940

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,776	415,840
Basement	Full			
Heating	Yes	A/C Yes		11,880
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p	22,500
Attic	None	Attic size:		
Additions				101,886
Other Features		WB Stks M Stks RR		42,823

Sub-Total			594,929
Grade	A	Factor 1.5500	922,140
CDU		C&D Factor 1.00	922,140
Depreciation		20 %	737,712
		Computed cost value @ 70%	516,398

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	580	38,851
L Living Area	AIR Air conditioning	580	1,763
P Porches, Patios, Decks	BPAT Brick/flagstone pati	210	4,789
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	FOFF Frame open first flo	210	12,794
L Living Area	FRFF Frame first floor	21	2,404
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 101,886

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	01	Gable		
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	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,173
			# Living Units	1
			Saunas	
			M/F stacks	2
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2006	

