

Property at 00041 TYLER COURT

LT25

Prop ID 4830041

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Administrative Information

Owner name: MCNEILL ERNEST M JR
 Second name:
 Address: 41 TYLER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4830041 Neigh.: Zone: R40 Vol: 711 Page: 1085

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Aug-2004
Resident Land	.92	140,000				Sale price: 885,000
Resident Dwelling	1.00	510,470				Sale valid:
					Values	
Resident Excess	.10	550			Mkt value :	
					Cost value: 930,029	
Summary			Utilities		Sales ratios	
Total assessments	651,020		Water	Connecticut	Cost/sale :	1.0509
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	651,020		Gas	CNG	Assmt/sale:	.7356

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	.104	7,500	780			780	546
Residual		4,530						
		1.024 acres	Total land value		200,780		140,546	

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	01	Fully Finished	Half Baths	3
Grade	50	A	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	6,012
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 2003	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,117	482,440
Basement	Full with walk		
Heating	Yes A/C Yes		13,750
Plumbing	4 F/B 3 H/B 3 Add'l fix. 1 Wh/p Saunas		29,500
Attic	Fully Finished Attic size: 1,080		30,488
Additions			106,191
Other Features	WB Stks M Stks		9,750
Sub-Total			672,119
Grade	A	Factor 1.5500	1,041,784
CDU		C&D Factor 1.00	1,041,784
Depreciation		30 %	729,249
		Computed cost value @ 70%	510,474

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	844	37,813
G Garages	FSF Full-story fin o/gar	656	43,942
L Living Area	AIR Air conditioning	656	1,994
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	OVER Frame Overhang	43	3,938
L Living Area	AIR Air conditioning	43	131
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
L Living Area	FRUF Frame upper full	42	3,517
L Living Area	AIR Air conditioning	42	128
Total additions			106,191

