

Property at 00046 TYLER COURT

LT40

Prop ID 4830046

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

Administrative Information

Owner name: THOMPSON BRADLEY G AND
 Second name: MARIA A
 Address: 46 TYLER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4830046 Neigh.: Zone: R40 Vol: 661 Page: 949

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	585,470
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-May-2013
 Sale price: 898,900
 Sale valid:

Values

Mkt value :
 Cost value: 1,041,157

Summary

Total assessments	728,810
Total exemptions	
Net assessment	728,810

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1583
 Mkt/sale :
 Assmt/sale: .8108

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	.317	7,500	2,378			2,378	1,665
Residual		13,809						

1.237 acres

Total land value

202,378

141,665

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
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	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2003

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	524,030
Basement	Full		2,330	
Heating	Yes	A/C Yes		14,930
Plumbing	6 F/B	1 H/B 3 Add'l fix.	1 Wh/p	32,500
Attic	None	Attic size:		
Additions				107,704
Other Features		WB Stks M Stks RR		40,311
Sub-Total				719,475
Grade	A	Factor 1.5500		1,115,186
CDU		C&D Factor 1.00		1,115,186
Depreciation		25 %		836,390
		Computed cost value @ 70%		585,473

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	846	37,902
G Garages	FSF Full-story fin o/gar	702	47,023
L Living Area	AIR Air conditioning	702	2,134
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	BPAT Brick/flagstone pati	272	6,203
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236

Total additions 107,704

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2014	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

