

Property at 00049 TYLER COURT

LT26

Prop ID 4830049

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

Administrative Information

Owner name: LAMADRID LORENZO W AND
 Second name: ERIN N
 Address: 49 TYLER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4830049 Neigh.: Zone: R40 Vol: 667 Page: 844

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	483,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Oct-2013
 Sale price: 795,000
 Sale valid:

Values

Mkt value :
 Cost value: 893,357

Summary

Total assessments	625,350	
Total exemptions		
Net assessment	625,350	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.1237
 Mkt/sale :
 Assmt/sale: .7866

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	.422	7,500	3,165			3,165	2,216
Residual		18,382						

1.342 acres

Total land value

203,165

142,216

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,812	422,870
Basement	Full with walk				
Heating	Yes	A/C Yes			12,070
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 22,500
Attic	None			Attic size:	
Additions					105,217
Other Features		WB Stks	M Stks	RR	31,052

Sub-Total					593,709
Grade	A	Factor	1.5500		920,249
CDU		C&D Factor	1.00		920,249
Depreciation		25 %			690,187
		Computed cost value @ 70%			483,131

Building additions

Category	Type		Area	Value
G Garages	FRL	Attached frame GT 65	862	38,619
G Garages	FSF	Full-story fin o/gar	710	47,559
L Living Area	AIR	Air conditioning	710	2,158
L Living Area	OVER	Frame Overhang	14	1,282
L Living Area	FRFF	Frame first floor	16	1,832
L Living Area	FRFF	Frame first floor	16	1,832
L Living Area	FRFF	Frame first floor	40	4,579
L Living Area	BSMT	Basement addition	40	737
L Living Area	AIR	Air conditioning	86	261
P Porches, Patios, Decks	DECK	Wood deck	240	6,358

Total additions 105,217

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 10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 850
Grade	50	A	Whirlpools 1 Living area 4,420
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2004

