

Property at 00053 TYLER COURT

LT27

Prop ID 4830053

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## Administrative Information

Owner name: ZEHGEER ASIMA  
 Second name:  
 Address: 53 TYLER COURT  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 004 Clerk map:  
 Lot: 4830053 Neigh.: Zone: R40 Vol: 789 Page: 542

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Dwelling | 1.00 | 465,270 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 15-Nov-2023  
 Sale price: 880,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 868,800

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 608,160 |
| Total exemptions  |         |
| Net assessment    | 608,160 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : .9873  
 Mkt/sale :  
 Assmt/sale: .6911

## 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  | .550       | 7,500   | 4,125   |      |      | 4,125   | 2,888     |
| Residual     |     | 23,958     |         |         |      |      |         |           |

1.470 acres

Total land value

204,125

142,888

## Building Valuation Summary

|                |                |                | Area         |         |
|----------------|----------------|----------------|--------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt | 2,052        | 469,740 |
| Basement       | Full with walk |                |              |         |
| Heating        | Yes            | A/C Yes        |              | 13,400  |
| Plumbing       | 4 F/B          | 3 H/B          | 2 Add'l fix. | 1 Wh/p  |
| Attic          | None           |                | Attic size:  | Saunas  |
| Additions      |                |                |              | 100,875 |
| Other Features |                | M Stks RR      |              | 41,837  |

|              |    |                           |
|--------------|----|---------------------------|
| Sub-Total    |    | 654,852                   |
| Grade        | A- | Factor 1.4500             |
| CDU          |    | C&D Factor 1.00           |
| Depreciation |    | 30 %                      |
|              |    | Computed cost value @ 70% |
|              |    | 465,273                   |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 748  | 33,512 |
| G Garages                | FSF Full-story fin o/gar | 600  | 40,190 |
| L Living Area            | AIR Air conditioning     | 600  | 1,824  |
| L Living Area            | BSMT Basement addition   | 128  | 2,359  |
| L Living Area            | FRFF Frame first floor   | 128  | 14,654 |
| L Living Area            | AIR Air conditioning     | 128  | 389    |
| P Porches, Patios, Decks | DECK Wood deck           | 300  | 7,947  |

Total additions 100,875

## 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          |
| Interior Walls | 02   | Drywall          | Garage cars 3           |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms 5              |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |
| Fuel           | 02   | Natural Gas      | Family Rooms 1          |
| Attic          | 99   | None             | Dormer linear f         |
| Grade          | 47   | A-               | Full Baths 4            |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |
| Area Over Gar. | 01   | Fully Finished   | Half Baths 3            |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures 2       |
| Air Condition  | 01   | Central Air      | Rec Room Size 1,430     |
| Interior Cond  | 05   | Good             | Living area 4,832       |
| Exterior Cond  | 05   | Good             | Whirlpools 1            |
|                |      |                  | # Living Units 1        |
|                |      |                  | M/F stacks 2            |
|                |      |                  | W/B stacks              |
|                |      |                  | W/B openings            |
|                |      |                  | Actual Year Built: 2002 |

