

Property at 00061 TYLER COURT

LT28

Prop ID 4830061

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Administrative Information

Owner name: BIANCONI ROBERT FRANK JR &
 Second name: JAYME M
 Address: 61 TYLER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4830061 Neigh.: Zone: R40 Vol: 763 Page: 746

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	486,570
Resident Outbldg	1.00	22,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jul-2021
 Sale price: 863,000
 Sale valid:

Values

Mkt value :
 Cost value: 932,800

Summary

Total assessments	652,960
Total exemptions	
Net assessment	652,960

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0809
 Mkt/sale :
 Assmt/sale: .7566

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	.786	7,500	5,895			5,895	4,127
Residual		34,238						

1.706 acres

Total land value

205,895

144,127

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	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	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,150
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,247
			Saunas	1
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,804	421,310
Heating	Yes	A/C	Yes			12,030
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	1 Saunas	25,500
Attic	None	Attic size:				
Additions						103,520
Other Features	WB Stks		RR			35,570
Sub-Total						597,930
Grade	A	Factor	1.5500			926,792
CDU		C&D Factor	1.00			926,792
Depreciation			25 %			695,094
			Computed cost value @ 70%			486,566

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	861	38,575
G Garages	FSF Full-story fin o/gar	605	40,525
L Living Area	AIR Air conditioning	605	1,839
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	464	12,291
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
L Living Area	FRFF Frame first floor	14	1,603
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265

Total additions 103,520

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	36	576	110.5	2012	C	63,677	50	31,800
Value at 70%		22,260		Value at 100%		31,800			

