

Property at 00073 TYLER COURT

LT30

Prop ID 4830073

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Administrative Information

Owner name: OBI CHIBUZO A AND
 Second name: OKWUDI CHARLOTTE
 Address: 73 TYLER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4830073 Neigh.: Zone: R40 Vol: 704 Page: 589

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Dec-2016
Resident Land	.92	140,000			Sale price: 716,500
Resident Dwelling	1.00	526,350			Sale valid:
Resident Outbldg	1.00	2,030			

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Mkt value :
Resident Excess	1.21	6,350			Cost value: 963,900

Summary

Category	Amount	Utilities	Sales ratios
Total assessments	674,730	Water Connecticut	Cost/sale : 1.3453
Total exemptions		Sewer Public sewer	Mkt/sale :
Net assessment	674,730	Gas CNG	Assmt/sale: .9417

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	1.209	7,500	9,068		9,068	6,348
Residual		52,664					

2.129 acres Total land value 209,068 146,348

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 5 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 4 Rec Room Size 710
Grade	50	A	Whirlpools 1 Living area 4,710
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 2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2001

Building Valuation Summary

Category	Value	Area
Dwelling Frame 2 story w/bsmt	464,270	2,024
Basement Full with walk		
Heating Yes A/C Yes	13,240	
Plumbing 5 F/B 1 H/B 4 Add'l fix. 1 Wh/p	28,000	
Attic None Attic size:		
Additions	107,011	
Other Features WB Stks M Stks RR	34,293	

Category	Value
Sub-Total	646,814
Grade A Factor 1.5500	1,002,562
CDU C&D Factor 1.00	1,002,562
Depreciation 25 %	751,922
Computed cost value @ 70%	526,345

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	776	34,766
G Garages	FSF Full-story fin o/gar	534	35,769
L Living Area	AIR Air conditioning	534	1,623
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
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 107,011

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030						Value at 100%		2,900

