

Property at 00076 TYLER COURT

LT36

Prop ID 4830076

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Administrative Information

Owner name: EMERY ROBERT E & KAREN M
 Second name:
 Address: 76 TYLER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4830076 Neigh.: Zone: R40 Vol: 607 Page: 291

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Jun-2010
Resident Land	.92	140,000				Sale price: 887,500
Resident Dwelling	1.00	587,800				Sale valid:
					Values	
Resident Excess	.03	160			Mkt value :	
					Cost value: 1,039,943	
Summary			Utilities		Sales ratios	
Total assessments		727,960	Water	Connecticut	Cost/sale :	1.1718
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		727,960	Gas	CNG	Assmt/sale:	.8202

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	.031	7,500	233		233	163
Residual		1,350					
		.951 acres	Total land value			200,233	140,163

Residential Dwelling Information

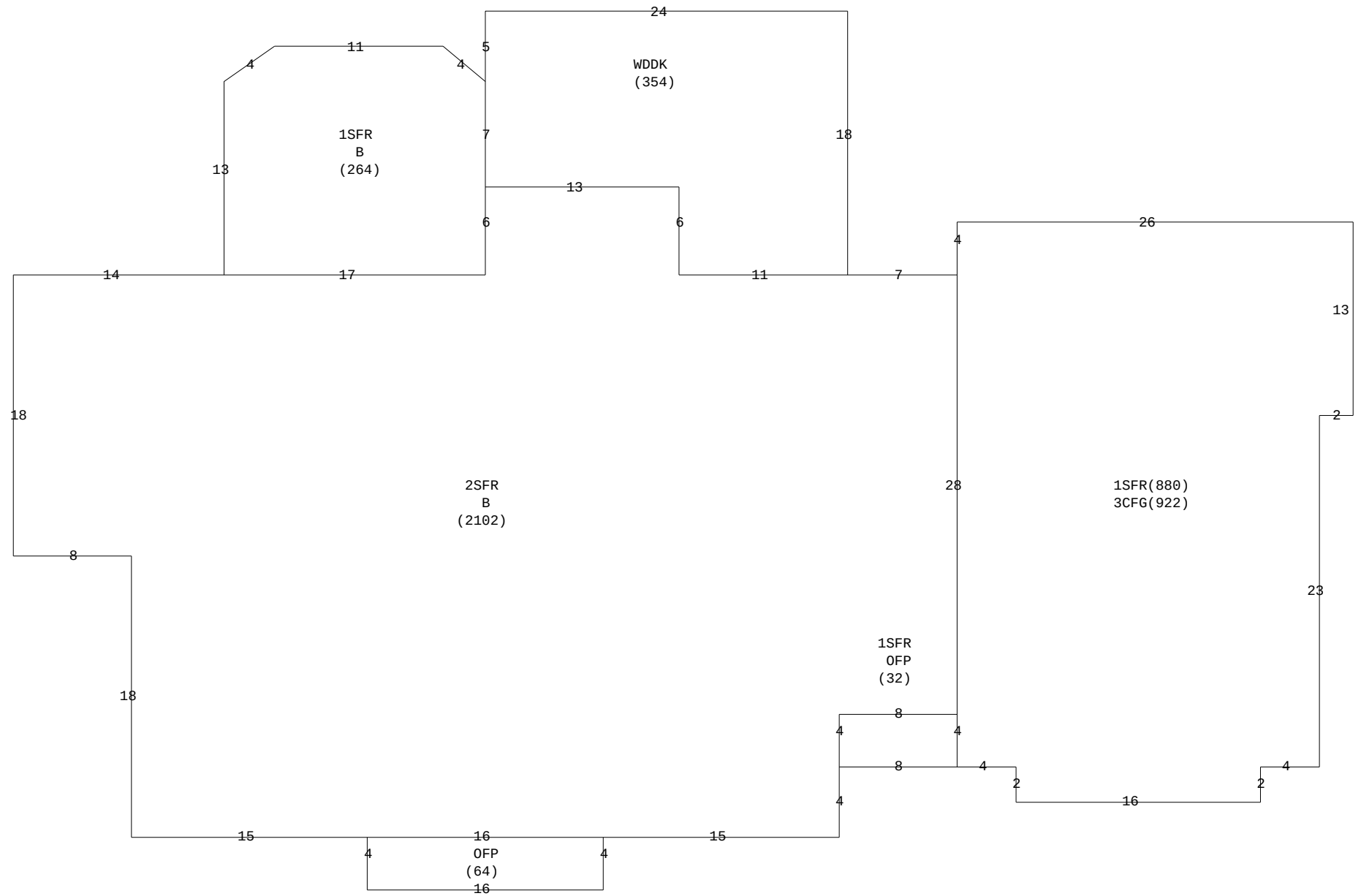
Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	50	A	Addn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	5,375
Basement	01	Full	M/F stacks	2
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,108	480,680
Basement	Full				
Heating	Yes	A/C Yes			13,700
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	26,000
Attic	None	Attic size:			
Additions					154,510
Other Features	Mason Trim	WB Stks	M Stks		47,449
Sub-Total					722,339
Grade	A	Factor 1.5500			1,119,625
CDU		C&D Factor 1.00			1,119,625
Depreciation		25 %			839,719
Computed cost value @ 70%					587,803

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	922	41,307
G Garages	FSF Full-story fin o/gar	880	58,946
L Living Area	AIR Air conditioning	880	2,675
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRUF Frame upper full	32	2,679
L Living Area	AIR Air conditioning	32	97
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	BSMT Basement addition	247	4,552
L Living Area	FRFF Frame first floor	247	28,277
L Living Area	AIR Air conditioning	247	751
P Porches, Patios, Decks	DECK Wood deck	354	9,377
Total additions			154,510



JACQUELINE A CHRISTIANSON LIVING TRUST