

Property at 00077 TYLER COURT

LT31

Prop ID 4830077

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Administrative Information

Owner name: CASALE GERARD N SR AND
 Second name: ROSEMARY TRUSTEES
 Address: 77 TYLER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4830077 Neigh.: Zone: R40 Vol: 574 Page: 371

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	478,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jun-2001
 Sale price: 656,100
 Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.14	710			884,186

Summary

Total assessments	618,930
Total exemptions	
Net assessment	618,930

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :	1.3476
Mkt/sale :	
Assmt/sale:	.9433

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	.136	7,500	1,020		1,020	714
Residual		5,924					

1.056 acres

Total land value

201,020

140,714

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	399,240
Basement	Full with walk		1,691	
Heating	Yes	A/C Yes		11,410
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				127,588
Other Features	Mason Trim	WB Stks	M Stks	31,432

Sub-Total	587,670
Grade A	Factor 1.5500
CDU	C&D Factor 1.00
Depreciation	25 %
Computed cost value @ 70%	478,217

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	770	34,498
G Garages	FSF Full-story fin o/gar	674	45,147
L Living Area	AIR Air conditioning	674	2,049
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	BSMT Basement addition	234	4,312
L Living Area	FRFF Frame first floor	234	26,789
L Living Area	AIR Air conditioning	234	711
L Living Area	BSMT Basement addition	20	369
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	330	8,742

Total additions 127,588

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 3
Garage	23	Attached 3 car	Masonry trim sf 1,280
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 4,310
Exterior Cond	05	Good	# Living Units

Actual Year Built: 2001

