

Property at 00009 TURNBERRY LANE

Prop ID 5300009

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Administrative Information

Owner name: KUSHNER AMANDA &
Second name: ZHAO RAN
Address: 9 TURNBERRY LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 5300009 Neigh.: Zone: R40 Vol: 741 Page: 1083

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	456,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Jun-2020
Sale price: 665,000
Sale valid:

Values

Mkt value :
Cost value: 827,629

Summary

Total assessments	579,340
Total exemptions	
Net assessment	579,340

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2446
Mkt/sale :
Assmt/sale: .8712

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.918	175,000	175,000			175,000	122,500
Primary Site		39,988						

.918 acres Total land value 175,000 122,500

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	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	2
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	1,074
Interior Cond	06	Very Good	Whirlpools	1
Exterior Cond	06	Very Good	Living area	4,288
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,720	404,900
Basement	Full with walk					
Heating	Yes	A/C	Yes			11,570
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas	25,500
Attic	None	Attic size:				
Additions						119,121
Other Features	WB Stks		RR			40,416
Sub-Total						601,507
Grade	A	Factor	1.5500			932,336
CDU		C&D Factor	1.00			932,336
Depreciation				30 %		652,635
				Computed cost value @ 70%		456,845

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	810	36,290
G Garages	FSF Full-story fin o/gar	608	40,726
L Living Area	AIR Air conditioning	608	1,848
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	BSMT Basement addition	240	4,423
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	AIR Air conditioning	240	730

Total additions 119,121

