

Property at 00007 LINDEN LANE

Prop ID 6370007

Printed 08-Feb-2024 10:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEIGHTON SHANE ROBERT &
 Second name: ANNA THI
 Address: 7 LINDEN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 6370007 Neigh.: Zone: R40 Vol: 760 Page: 1276

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.03	160
Resident Dwelling	1.00	507,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Jun-2021
 Sale price: 750,000
 Sale valid:

Values

Mkt value :
 Cost value: 925,114

Summary

Total assessments	647,580
Total exemptions	
Net assessment	647,580

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2335
 Mkt/sale :
 Assmt/sale: .8634

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

200,225

140,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2012

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,248	312,730
Basement	Full			
Heating	Yes	A/C Yes		8,970
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				225,853
Other Features	Mason Trim	M Stks RR		23,084
Sub-Total				588,137
Grade	A-	Factor 1.4500		852,799
CDU		C&D Factor 1.00		852,799
Depreciation		15 %		724,879
		Computed cost value @ 70%		507,415

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	746	33,422
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	64	3,899
L Living Area	BSMT Basement addition	194	3,575
L Living Area	FRFF Frame first floor	194	22,209
L Living Area	AIR Air conditioning	194	590
L Living Area	BSMT Basement addition	392	7,224
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	AIR Air conditioning	392	1,192
L Living Area	BSMT Basement addition	65	1,198
L Living Area	FRFF Frame first floor	65	7,441
L Living Area	AIR Air conditioning	65	198
L Living Area	BSMT Basement addition	399	7,353
L Living Area	FRFF Frame first floor	399	45,678
L Living Area	AIR Air conditioning	399	1,213
P Porches, Patios, Decks	BPAT Brick/flagstone pati	368	8,392

Total additions 225,853

