

Property at 00054 TIMBER LANE

Prop ID 4340054

Printed 03-May-2015 12:06 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	KAVANAGH ALFREDO A AND
Second name:	ROSA M
Address:	54 TIMBER LANE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,815	201,160
Basement	Full		
Heating	Yes A/C Yes		6,100
Plumbing	2 F/B H/B 1 Add'l fix. Wh/p Saunas		4,100
Attic	None Attic size:		
Additions			72,500
Other Features	Mason Trim WB Stks Unfin 3,500		7,490
Sub-Total			291,350
Grade	B- Factor 1.1700		340,880
CDU	C&D Factor 1.00		340,880
Depreciation	35 %		221,570
Computed cost value @ 70%			155,100

Location Information					
Map: 018	Clerk map:				
Lot: 4340054	Neigh.:	Zone: R40	Vol: 112 Page: 1018		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	09-Jul-1979
Resident Land	.92 94,500			Sale price:	110,520
Resident Dwelling	1.00 155,100			Sale valid:	
Resident Excess	.11 580			Values	
				Mkt value :	
				Cost value:	357,400
Summary		Utilities		Sales ratios	
Total assessments	250,180	Water	Avon	Cost/sale :	3.2338
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	250,180	Gas		Assmt/sale:	2.2637

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	469	15,500
L Living Area	OVER Frame Overhang	6	400
L Living Area	FRFF Frame first floor	14	1,100
P Porches, Patios, Decks	FOFF Frame open first flo	55	2,400
L Living Area	FRFF Frame first floor	608	49,100
L Living Area	AIR Air conditioning	608	1,300
P Porches, Patios, Decks	DECK Wood deck	144	2,700
Total additions			72,500

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.110	7,500	825		825	580
Residual		4,792					
1.030 acres				Total land value		135,825	95,080

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	3 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2 Masonry trim sf 208
Fuel	01	Oil	Half Baths	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	1 Rec Room Size
Grade	37	B-	Whirlpools	Living area 2,443
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

