

Property at 00074 TIMBER LANE

Prop ID 4340074

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Administrative Information

Owner name: NEWMAN STEWART E AND
 Second name: KRISTIN R
 Address: 74 TIMBER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4340074 Neigh.: Zone: R40 Vol: 603 Page: 1198

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	19-Mar-2010
Resident Land	.92	105,000			Sale price:	425,000
Resident Dwelling	1.00	162,530			Sale valid:	
Resident Excess	.04	210			Values	
					Mkt value :	
					Cost value:	382,490
Summary			Utilities		Sales ratios	
Total assessments		267,740	Water	Avon	Cost/sale :	.9000
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		267,740	Gas	None	Assmt/sale:	.6300

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000				150,000	105,000
Primary Site		40,075						
RES	12	.040	7,500				300	210
Residual		1,742						
.9600 acres				Total land value			150,300	105,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,364
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1977				

Building Valuation Summary

		Area		
Dwelling	Frame	2 story w/bsmt	1,152	213,480
Basement	Full			
Heating	Yes	A/C Yes		6,470
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas
Attic	None		Attic size:	6,000
Additions				32,300
Other Features	WB Stks	Unfin	3,500	5,000
Sub-Total				263,250
Grade	B	Factor 1.2600		331,700
CDU		C&D Factor 1.00		331,700
Depreciation		30 %		232,190
Computed cost value @ 70%				162,530

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	352	5,700
P Porches, Patios, Decks	FOFF Frame open first flo	36	1,500
L Living Area	FRFF Frame first floor	60	4,800
L Living Area	BSMT Basement addition	60	800
G Garages	FR Attached frame LE 65	612	19,400
L Living Area	AIR Air conditioning	60	100
Total additions			32,300

