

Property at 00041 TYLER COURT LT25 Prop ID 4830041 Printed 08-Aug-2017 2:29 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: MCNEILL ERNEST M JR
 Second name:
 Address: 41 TYLER COURT
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,117	337,270
Basement	Full with walk				
Heating	Yes	A/C	Yes		10,220
Plumbing	4 F/B	3 H/B	3 Add'l fix.	1 Wh/p	Saunas 22,000
Attic	Fully Finished			Attic size: 1,080	23,467
Additions					75,000
Other Features	WB Stks M Stks				8,000
Sub-Total					475,957
Grade	A	Factor	1.5500		737,730
CDU		C&D Factor	1.00		737,730
Depreciation			15 %		627,070
Computed cost value @ 70%					438,949

Location Information			
Map: 004	Clerk map:		
Lot: 4830041	Neigh.:	Zone: R40	Vol: 711 Page: 1085
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.92	157,500	
Resident Excess	.10	550	
Resident Dwelling	1.00	438,950	
Summary		Utilities	
Total assessments	597,000	Water	Collinsville
Total exemptions		Sewer	Public sewer
Net assessment	597,000	Gas	CNG
		Values	
		Sale date: 24-Aug-2004	
		Sale price: 885,000	
		Sale valid:	
		Mkt value :	
		Cost value: 852,857	
		Sales ratios	
		Cost/sale : .9637	
		Mkt/sale :	
		Assmt/sale: .6746	

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	844	26,700
G Garages	FSF Full-story fin o/gar	656	31,000
L Living Area	AIR Air conditioning	656	1,400
P Porches, Patios, Decks	DECK Wood deck	280	5,200
L Living Area	OVER Frame Overhang	43	2,800
L Living Area	AIR Air conditioning	43	100
P Porches, Patios, Decks	FOFF Frame open first flo	78	3,400
P Porches, Patios, Decks	FOFF Frame open first flo	42	1,800
L Living Area	FRUF Frame upper full	42	2,500
L Living Area	AIR Air conditioning	42	100
Total additions			75,000

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	225,000	225,000		225,000	157,500
Primary Site		40,075					
RES	12	.104	7,500	780		780	550
Residual		4,530					
1.024 acres				Total land value		225,780	158,050

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Half Baths	3
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	3
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	6,012
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2003				

