

Property at 00015 TALCOTT NOTCH ROAD

Prop ID 4270015

Printed 13-Aug-2018 9:00 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LI NICHOLAS AND
 Second name: DAI SHURUI
 Address: 15 TALCOTT NOTCH ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 034 Clerk map: 93 020
 Lot: 4270015 Neigh.: Zone: RU2A Vol: 721 Page: 120

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 20-Jul-2018
Resident Land	1.38	78,750			Sale price: 295,000
Resident Dwelling	1.00	126,830			Sale valid:
Resident Outbldg	2.00	770			Values
Summary		Utilities		Sales ratios	
Total assessments	206,350	Water	None	Cost/sale :	.9993
Total exemptions		Sewer	None	Mkt/sale :	
Net assessment	206,350	Gas	None	Assmt/sale:	.6995

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.380	150,000	150,000	.25	112,500	78,750
Primary Site		60,113					
		1.380 acres		Total land value		112,500	78,750

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	320
Air Condition	01	Central Air	Whirlpools	Living area 1,940
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1949				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	816 170,380
Basement	Full		
Heating	Yes	A/C Yes	5,160
Plumbing	3 F/B	H/B Add'l fix.	Wh/p Saunas 7,200
Attic	Unfinished	Attic size: 816	9,427
Additions			29,100
Other Features	WB Stks	RR	Bsmt Gar 16,970
Sub-Total			238,237
Grade	B-	Factor 1.1700	278,737
CDU		C&D Factor 1.00	278,737
Depreciation		35 %	181,179
Computed cost value @ 70%			126,825

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	190	15,300
L Living Area	BSMT Basement addition	190	2,500
L Living Area	AIR Air conditioning	190	400
P Porches, Patios, Decks	DECK Wood deck	84	1,600
L Living Area	FRFF Frame first floor	84	6,800
L Living Area	AIR Air conditioning	84	200
L Living Area	OVER Frame Overhang	34	2,200
L Living Area	AIR Air conditioning	34	100
Total additions			29,100

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	20.00		C	1,920	50	960
Utility Shed									
RS2 Metal	3	9	27	20.00		E	270	50	140
Utility Shed									
Value at 70%			770	Value at 100%			1,100		

