

Property at 00015 HADLEY DRIVE

Prop ID 2540015

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Administrative Information

Owner name: PURUSHOTHAMAN SENTHILKUMAR &
 Second name: KRISHNAMOORTHY SARAYU
 Address: 15 HADLEY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2540015 Neigh.: Zone: R40 Vol: 782 Page: 763

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Feb-2023
Resident Land	.92	122,500				Sale price: 1,014,000
Resident Dwelling	1.00	532,910				Sale valid:
					Values	
Resident Excess	.15	790			Mkt value :	
					Cost value:	937,429
Summary			Utilities		Sales ratios	
Total assessments		656,200	Water	Connecticut	Cost/sale :	.9245
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		656,200	Gas	CNG	Assmt/sale:	.6471

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.150	7,500	1,125			1,125	788
Residual		6,534						
1.070 acres			Total land value				176,125	123,288

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	13
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	5
Garage	24	Attached 4 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Addtn'l fixtures	8
Bsmt Fin Qual	05	Living Area W/ A	Rec Room Size	1,900
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	6,272
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1989	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,160	490,830
Basement	Full				
Heating	Yes	A/C Yes			13,990
Plumbing	5 F/B	2 H/B	8 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		33,500
Additions					273,918
Other Features		WB Stks	RR		55,340
Sub-Total					867,578
Grade	B+	Factor 1.3500			1,171,230
CDU		C&D Factor 1.00			1,171,230
Depreciation		35 %			761,300
Computed cost value @ 70%					532,910

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	1,152	96,457
G Garages	FRL Attached frame GT 65	1,152	51,612
L Living Area	AIR Air conditioning	1,152	3,502
L Living Area	FRFF Frame first floor	241	27,590
L Living Area	BSMT Basement addition	241	4,441
L Living Area	AIR Air conditioning	241	733
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	FRFF Frame first floor	162	18,546
L Living Area	BSMT Basement addition	162	2,985
L Living Area	AIR Air conditioning	162	492
L Living Area	OVER Frame Overhang	106	9,708
L Living Area	AIR Air conditioning	106	322
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
P Porches, Patios, Decks	FOUF Frame open upper flo	144	5,490
P Porches, Patios, Decks	UTIL Utility building	48	1,371
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	BSMT Basement addition	288	5,307
L Living Area	AIR Air conditioning	288	876
Total additions			273,918

