

Property at 00011 HAMMERSMITH

Prop ID 2550011

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Administrative Information

Owner name: NEBBLETT ALANA JANELLE &
Second name: OKORAFOR CHRISTOPHER KANU
Address: 11 HAMMERSMITH
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2550011 Neigh.: Zone: R30 Vol: 786 Page: 683

Assessments

Assmt category	Qty	Amount
Resident Land	.81	115,500
Resident Dwelling	1.00	240,600
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 24-Jul-2023
Sale price: 500,000
Sale valid:

Values

Mkt value :
Cost value: 509,914

Summary

Total assessments	356,940
Total exemptions	
Net assessment	356,940

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0198
Mkt/sale :
Assmt/sale: .7139

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.810	165,000	165,000			165,000	115,500
Primary Site		35,284						

.810 acres

Total land value

165,000

115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	01	Hot Water		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Total Rooms	9	Garage cars	2
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	2	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	2,902
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	2		

Actual Year Built: 1981

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,080	279,920
Heating	Yes	A/C	Yes			8,040
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None	Attic size:				
Additions						109,723
Other Features	WB Stks					13,500
Sub-Total						419,683
Grade	B	Factor 1.2600			528,801	
CDU			C&D	Factor 1.00	528,801	
Depreciation				35 %	343,721	
				Computed cost value @ 70%		240,605

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	40	3,349
L Living Area	BSMT Basement addition	126	2,322
L Living Area	FRFF Frame first floor	126	14,425
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	576	48,228
P Porches, Patios, Decks	FOUF Frame open upper flo	216	8,234
P Porches, Patios, Decks	DECK Wood deck	216	5,722
L Living Area	AIR Air conditioning	576	1,751
L Living Area	AIR Air conditioning	126	383
L Living Area	AIR Air conditioning	40	122

Total additions 109,723

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%									
			840				Value at 100%		
							1,200		

