

Property at 00021 HEMLOCK LANE

Prop ID 2630021

Printed 23-May-2024 3:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BOZKURT OZGUR &
 Second name: ADAMS CRYSTAL
 Address: 21 HEMLOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2630021 Neigh.: Zone: R40 Vol: 793 Page: 597

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 13-May-2024
Resident Land	.92	105,000			Sale price: 565,000
Resident Dwelling	1.00	212,290			Sale valid:
				Values	
Resident Excess	.42	2,210			Mkt value : Cost value: 456,429
Summary		Utilities		Sales ratios	
Total assessments		319,500	Water	Connecticut	Cost/sale : .8078
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment		319,500	Gas	None	Assmt/sale: .5655

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.420	7,500	3,150		3,150	2,205
Residual		18,295					
		1.340 acres		Total land value		153,150	107,205

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	
Grade	37	B-	Addtn'l fixtures	2
Garage	12	Basement 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	05	Living Area W/ A	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

		Area			
Dwelling	Frame	1 story w/bsmt	2,094	322,060	
Basement	Full				
Heating	Yes	A/C Yes		9,190	
Plumbing	3 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	11,000
Attic	None	Attic size:			
Additions				15,926	
Other Features		WB Stks	RR	Bsmt Gar	40,602
Sub-Total				398,778	
Grade	B-	Factor 1.1700		466,570	
CDU		C&D Factor 1.00		466,570	
Depreciation		35 %		303,271	
Computed cost value @ 70%				212,290	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	DECK Wood deck	408	10,808
Total additions			15,926

