

Property at 00044 HURDLE FENCE DRIVE

Prop ID 2850044

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Administrative Information

Owner name: MURRAY LINDEN ETAL
 Second name:
 Address: 44 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2850044 Neigh.: Zone: R40 Vol: 780 Page: 972

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Nov-2022
Resident Land	.92	105,000				Sale price: 515,000
Resident Dwelling	1.00	234,610				Sale valid: 07
Resident Outbldg	1.00	1,260				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 487,114
Summary			Utilities		Sales ratios	
Total assessments		340,980	Water	Well	Cost/sale :	.9459
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		340,980	Gas	None	Assmt/sale:	.6621

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	.020	7,500	150			150	105
Residual		871						
		.940 acres		Total land value			150,150	105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	02	Unfinished	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,672	266,530
Basement	Full			
Heating	Yes	A/C Yes		7,620
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas
Attic	Unfinished		Attic size: 1,688	20,791
Additions				64,209
Other Features	WB Stks	RR		20,261
Sub-Total				387,911
Grade	C+	Factor 1.0800		418,944
CDU		C&D Factor 1.00		418,944
Depreciation		20 %		335,155
		Computed cost value @ 70%		234,609

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
G Garages	FR Attached frame LE 65	516	22,846
P Porches, Patios, Decks	BPAT Brick/flagstone pati	416	9,486
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
Total additions			64,209

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

