

Property at 00064 HURDLE FENCE DRIVE

Prop ID 2850064

Printed 24-Mar-2025 2:24 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SYKES MATTHEW
 Second name:
 Address: 64 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2850064 Neigh.: Zone: R40 Vol: 801 Page: 765

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	340,870

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Mar-2025
 Sale price: 670,000
 Sale valid:

Values

Mkt value :
 Cost value: 637,714

Summary

Total assessments	446,400
Total exemptions	
Net assessment	446,400

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9518
 Mkt/sale :
 Assmt/sale: .6663

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	.100	7,500	750			750	525
Residual		4,356						

1.020 acres

Total land value

150,750

105,525

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	1
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	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,263	315,660
Basement	Full			
Heating	Yes	A/C Yes		9,050
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				226,729
Other Features	Mason Trim	WB Stks	RR	25,645

Sub-Total				594,584
Grade	B	Factor 1.2600		749,176
CDU		C&D Factor 1.00		749,176
Depreciation		35 %		486,964
		Computed cost value @ 70%		340,875

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	34	103
L Living Area	FRFF Frame first floor	221	25,300
L Living Area	FRUF Frame upper full	221	18,504
L Living Area	AIR Air conditioning	442	1,344
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	AIR Air conditioning	31	94
P Porches, Patios, Decks	FOFF Frame open first flo	248	15,110
G Garages	FR Attached frame LE 65	564	24,719
L Living Area	FRFF Frame first floor	618	70,749
L Living Area	AIR Air conditioning	618	1,879
P Porches, Patios, Decks	DECK Wood deck	735	19,470
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973

Total additions 226,729

