

Property at 00037 ARIEL WAY

Prop ID 1110037

Printed 05-Feb-2024 9:33 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HYDECK MICHAEL E III AND
Second name: MCGRATH MARGARET
Address: 37 ARIEL WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 002 Clerk map:
Lot: 1110037 Neigh.: Zone: R40 Vol: 719 Page: 052

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	212,640

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-May-2018
Sale price: 425,000
Sale valid:

Values

Mkt value :
Cost value: 454,000

Summary

Total assessments	317,800
Total exemptions	
Net assessment	317,800

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0682
Mkt/sale :
Assmt/sale: .7478

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

150,225

105,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	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	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,000	264,290
Basement	Full				
Heating	Yes	A/C Yes			7,600
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					82,147
Other Features	Mason Trim	WB Stks			8,376

Sub-Total					370,913
Grade	B	Factor 1.2600			467,350
CDU		C&D Factor 1.00			467,350
Depreciation		35 %			303,778
		Computed cost value @ 70%			212,645

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	600	26,123
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	26	2,977
L Living Area	BSMT Basement addition	26	479
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	26	79

Total additions 82,147

