

Property at 00042 BREEZY KNOLL

Prop ID 1410042

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Administrative Information

Owner name: HICKEY AMANDA & KEVIN
 Second name:
 Address: 42 BREEZY KNOLL
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 1410042 Neigh.: Zone: RU2A Vol: 790 Page: 1224

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jan-2024
Resident Land	2.00	140,000				Sale price: 1,125,000
Resident Dwelling	1.00	471,280				Sale valid:
Resident Excess	.13	680				Values
Resident Outbldg	3.00	31,570				Mkt value :
						Cost value: 919,329
Summary			Utilities		Sales ratios	
Total assessments	643,530		Water	Well	Cost/sale :	.8172
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	643,530		Gas	None	Assmt/sale:	.5720

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000			200,000	140,000
Primary Site		87,120						
RES	12	.130	7,500	975			975	683
Residual		5,663						
2.130 acres		Total land value		200,975			140,683	

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	4
Grade	43	B+	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

		Area			
Dwelling	Frame	1 story w/bsmt	3,810	547,870	
Basement	Full				
Heating	Yes	A/C Yes		15,560	
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		23,000
Additions					66,131
Other Features		WB Stks	M Stks		114,679
Sub-Total					767,240
Grade	B+	Factor 1.3500			1,035,774
CDU		C&D Factor 1.00			1,035,774
Depreciation		35 %			673,253
		Computed cost value @ 70%			471,277

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	888	39,784
P Porches, Patios, Decks	DECK Wood deck	722	19,126
P Porches, Patios, Decks	DECK Wood deck	144	3,815
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	24	73
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	AIR Air conditioning	12	36

Total additions 66,131

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
TC2 Concrete	120	60	7,200		2005	C	35,000	50	17,500
Tennis court									
RS1 Frame	12	20	240	30.00	2006	C	7,200	50	3,600
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2007	C	47,984	50	24,000
Value at 70%		31,570	Value at 100%				45,100		

