

Property at 00007 HADLEY DRIVE

Prop ID 2540007

Printed 11-May-2026 8:23 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AVELAR RICARDO RAFAEL AVENDANO
 Second name: & MENENDEZ ANA LILIAN
 Address: 7 HADLEY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2540007 Neigh.: Zone: R40 Vol: 814 Page: 391

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Apr-2026
Resident Land	.92	122,500				Sale price: 902,000
Resident Dwelling	1.00	342,560				Sale valid:
					Values	
Resident Excess	.12	630				Mkt value :
						Cost value: 665,271
Summary			Utilities		Sales ratios	
Total assessments		465,690	Water	Connecticut		Cost/sale : .7376
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		465,690	Gas	CNG		Assmt/sale: .5163

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site	40,075							
RES	12	.120	7,500	900			900	630
Residual	5,227							
		1.040 acres	Total land value				175,900	123,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	05	Good	Living area	3,620
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1990	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	295,540
Basement	Full		1,160	
Heating	Yes	A/C Yes		8,480
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:	Saunas	
Additions				193,098
Other Features		WB Stks	RR	43,573
Sub-Total				557,691
Grade	B+	Factor 1.3500		752,883
CDU		C&D Factor 1.00		752,883
Depreciation		35 %		489,374
Computed cost value @ 70%				342,562

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	FRUF Frame upper full	400	33,492
L Living Area	AIR Air conditioning	600	1,824
L Living Area	AIR Air conditioning	400	1,216
L Living Area	BSMT Basement addition	600	11,057
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	300	20,095
L Living Area	AIR Air conditioning	300	912

Total additions 193,098

