

Property at 00003 HAMMERSMITH

Prop ID 2550003

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Administrative Information

Owner name: KISNER LYNN A
 Second name:
 Address: 3 HAMMERSMITH
 City/state: AVON CT Zip: 06001 2915

Location Information

Map: 024 Clerk map:
 Lot: 2550003 Neigh.: Zone: R30 Vol: 242 Page: 737

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Feb-1991
Resident Land	.69	115,500				Sale price: 242,000
Resident Dwelling	1.00	256,520				Sale valid:
Resident Outbldg	1.00	840				Values
Resident Excess	.12	630				Mkt value :
						Cost value: 533,557
Summary			Utilities		Sales ratios	
Total assessments		373,490	Water	Connecticut	Cost/sale :	2.2048
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		373,490	Gas	CNG	Assmt/sale:	1.5433

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	165,000	165,000			165,000	115,500
Primary Site		30,056						
RES	12	.120	7,500	900			900	630
Residual		5,227						
		.810 acres	Total land value				165,900	116,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				864	237,730
Basement	Full with walk						
Heating	Yes	A/C Yes					6,850
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		16,500
Attic	None			Attic size:			
Additions							164,438
Other Features		WB Stks	RR				21,920
Sub-Total							447,438
Grade	B	Factor 1.2600					563,772
CDU		C&D Factor 1.00					563,772
Depreciation		35 %					366,452
		Computed cost value @ 70%					256,516

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	36	3,297
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	228	4,202
L Living Area	FRFF Frame first floor	228	26,102
L Living Area	AIR Air conditioning	228	693
G Garages	FR Attached frame LE 65	506	22,456
P Porches, Patios, Decks	DECK Wood deck	160	4,238
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
L Living Area	FRFF Frame first floor	648	74,184
L Living Area	BSMT Basement addition	648	11,941
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	AIR Air conditioning	228	693
L Living Area	AIR Air conditioning	52	158
L Living Area	AIR Air conditioning	648	1,970

Total additions 164,438

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

