

Property at 00012 HAMMERSMITH

Prop ID 2550012

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Administrative Information

Owner name: WILSON BETH L S
Second name:
Address: 12 HAMMERSMITH
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2550012 Neigh.: Zone: R30 Vol: 602 Page: 1114

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Jun-1997
Resident Land	.71	115,500				Sale price: 323,000
Resident Dwelling	1.00	303,930				Sale valid:
						Values
						Mkt value :
						Cost value: 599,186
Summary			Utilities		Sales ratios	
Total assessments	419,430		Water	Connecticut	Cost/sale :	1.8551
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	419,430		Gas	None	Assmt/sale:	1.2985

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.710	165,000	165,000			165,000	115,500
Primary Site		30,928						
				.710 acres	Total land value		165,000	115,500

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	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	464
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	300
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,526
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,320	326,790
Basement	Full with walk					
Heating	Yes	A/C Yes				9,360
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	12,000
Attic	None	Attic size:				
Additions						152,368
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar		29,628
Sub-Total						530,146
Grade	B	Factor	1.2600			667,984
CDU		C&D Factor	1.00			667,984
Depreciation			35 %			434,190
			Computed cost value @ 70%			303,933

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
L Living Area	FRFF Frame first floor	224	25,644
P Porches, Patios, Decks	BPAT Brick/flagstone pati	572	13,044
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	DECK Wood deck	96	2,543
P Porches, Patios, Decks	FEFF Frame enclosed first	216	20,598
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	AIR Air conditioning	576	1,751
L Living Area	AIR Air conditioning	224	681
L Living Area	AIR Air conditioning	44	134
L Living Area	AIR Air conditioning	42	128
Total additions			152,368

