

Property at 00024 HAMMERSMITH

Prop ID 2550024

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Administrative Information

Owner name: PHELAN DONALD J JR
 Second name:
 Address: 24 HAMMERSMITH
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2550024 Neigh.: Zone: R30 Vol: 203 Page: 276

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Jan-1988	
Resident Land	.92	115,500			Sale price: 395,000	
Resident Dwelling	1.00	261,800			Sale valid:	
Resident Outbldg	2.00	24,710			Values	
Resident Excess	.08	420			Mkt value :	
					Cost value: 574,900	
Summary			Utilities		Sales ratios	
Total assessments	402,430		Water	Connecticut	Cost/sale : 1.4554	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	402,430		Gas	CNG	Assmt/sale: 1.0188	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	165,000	165,000		165,000	115,500
Primary Site	40,075						
RES	12	.080	7,500	600		600	420
Residual	3,485						
1.000 acres		Total land value		165,600		115,920	

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	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	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,016
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,026	269,370
Basement	Full with walk				
Heating	Yes	A/C Yes			7,740
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					151,048
Other Features	WB Stks		Bsmt Gar		20,000
Sub-Total					456,658
Grade	B	Factor 1.2600			575,389
CDU		C&D Factor 1.00			575,389
Depreciation		35 %			374,003
Computed cost value @ 70%					261,802

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	38	116
L Living Area	FRFF Frame first floor	350	40,068
L Living Area	BSMT Basement addition	350	6,450
L Living Area	AIR Air conditioning	350	1,064
P Porches, Patios, Decks	DECK Wood deck	814	21,563
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
L Living Area	AIR Air conditioning	576	1,751

Total additions 151,048

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	36	720	74.05	1992	C	53,316	50	26,700
RG1 Frame or Con Block Detach Garage	14	22	308	55.95	2014	C	17,233	50	8,600
Value at 70%		24,710	Value at 100%		35,300				

