

Property at 00027 HAMMERSMITH

Prop ID 2550027

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Administrative Information

Owner name: MALLON STEPHEN JAMES &
 Second name: JENNIFER LOUISE
 Address: 27 HAMMERSMITH
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2550027 Neigh.: Zone: R30 Vol: 746 Page: 953

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Sep-2020
Resident Land	.92	115,500				Sale price: 459,000
Resident Dwelling	1.00	307,050				Sale valid:
					Values	
Resident Excess	.95	4,990				Mkt value :
					Cost value: 610,771	
Summary			Utilities		Sales ratios	
Total assessments		427,540	Water	Connecticut	Cost/sale :	1.3307
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		427,540	Gas	CNG	Assmt/sale:	.9315

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	.950	7,500	7,125			7,125	4,988
Residual		41,382						
1.870 acres			Total land value				172,125	120,488

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	3
Garage	22	Attached 2 car	Masonry trim sf	256
Area Over Gar.	05	Half Story Finis	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	978
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,730
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,412	344,750
Basement	Full with walk				
Heating	Yes	A/C Yes			9,870
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Other Features	Mason Trim	WB Stks	RR		125,364
					38,096
Sub-Total					535,580
Grade	B	Factor 1.2600			674,831
CDU		C&D Factor 1.00			674,831
Depreciation		35 %			438,640
Computed cost value @ 70%					307,048

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	OVER Frame Overhang	15	1,374
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P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351
L Living Area	FRFF Frame first floor	231	26,445
L Living Area	FRUH Frame upper half	231	11,812
L Living Area	BSMT Basement addition	231	4,257
G Garages	FR Attached frame LE 65	570	24,953
L Living Area	FRUH Frame upper half	570	29,148
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
Total additions			125,364

