

Property at 00028 HAMMERSMITH

Prop ID 2550028

Printed 06-Feb-2024 12:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROSEN ELAINE
 Second name:
 Address: 28 HAMMERSMITH
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2550028 Neigh.: Zone: R30 Vol: 569 Page: 534

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	283,590
Resident Outbldg	1.00	20,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Sep-1996
 Sale price: 390,000
 Sale valid:

Values

Mkt value :
 Cost value: 605,886

Summary

Total assessments	424,120	
Total exemptions		
Net assessment	424,120	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.5536
 Mkt/sale :
 Assmt/sale: 1.0875

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	.820	7,500	6,150			6,150	4,305
Residual		35,719						

1.740 acres

Total land value

171,150

119,805

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	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	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,296
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1981	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,288	320,540
Basement	Full			
Heating	Yes	A/C Yes		9,190
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:		
Additions				134,433
Other Features	WB Stks		Bsmt Gar	18,500
Sub-Total				494,663
Grade	B	Factor 1.2600		623,275
CDU		C&D Factor 1.00		623,275
Depreciation		35 %		405,129
		Computed cost value @ 70%		283,590

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	624	71,436
L Living Area	BSMT Basement addition	624	11,499
L Living Area	AIR Air conditioning	624	1,897
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	DECK Wood deck	289	7,656
P Porches, Patios, Decks	FEFF Frame enclosed first	280	26,701
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193

Total additions 134,433

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%	20,720						Value at 100%		29,600

