

Property at 00003 HASTINGS TURN

Prop ID 2580003

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Administrative Information

Owner name: WIENER JOSHUA & DANA
 Second name:
 Address: 3 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2580003 Neigh.: Zone: R40 Vol: 639 Page: 914

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Apr-2012
Resident Land	.92	91,880				Sale price: 500,000
Resident Dwelling	1.00	385,670				Sale valid:
Resident Outbldg	1.00	1,680				Values
						Mkt value :
Resident Excess	.09	470				Cost value: 685,286
Summary			Utilities		Sales ratios	
Total assessments		479,700	Water	Connecticut	Cost/sale :	1.3706
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		479,700	Gas	None	Assmt/sale:	.9594

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		.25	131,250	91,875
Primary Site		40,075						
RES	12	.090	7,500	675			675	473
Residual		3,920						
1.010 acres				Total land value			131,925	92,348

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	4
Attic	99	None	Half Baths	1
Grade	40	B	Finish bsmt sz	
Garage	23	Attached 3 car	Addn'l fixtures	5
Area Over Gar.	01	Fully Finished	Whirlpools	1
Basement	03	Partial > half	Saunas	
Bsmt Fin Qual	03	Rec Room W/ Air	# Living Units	1
Air Condition	01	Central Air	M/F stacks	
Interior Cond	05	Good	W/B stacks	2
Exterior Cond	05	Good	W/B openings	4
			Actual Year Built: 1993	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,438	349,830
Basement	Partial > half				-2,260
Heating	Yes	A/C Yes			10,010
Plumbing	4 F/B	1 H/B	5 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		23,500
Additions					255,602
Other Features		WB Stks	RR		36,043
Sub-Total					672,725
Grade	B	Factor 1.2600			847,634
CDU		C&D Factor 1.00			847,634
Depreciation		35 %			550,962
Computed cost value @ 70%					385,673

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
G Garages	FRL Attached frame GT 65	936	41,935
G Garages	FSF Full-story fin o/gar	586	39,253
L Living Area	FRFF Frame first floor	608	69,604
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	DECK Wood deck	438	11,603
L Living Area	BSMT Basement addition	632	11,646
L Living Area	FRFF Frame first floor	632	72,352
L Living Area	AIR Air conditioning	1,218	3,703
L Living Area	AIR Air conditioning	608	1,848

Total additions 255,602

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2004	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

