

Property at 00007 HASTINGS TURN

Prop ID 2580007

Printed 05-Oct-2026 8:29 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FINKELMAN ROBERT & MERYL
 Second name:
 Address: 7 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 94 035
 Lot: 2580007 Neigh.: Zone: R40 Vol: 809 Page: 704

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	492,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Nov-2025
 Sale price: 1,250,000
 Sale valid:

Values

Mkt value :
 Cost value: 879,314

Summary

Total assessments	615,520	
Total exemptions		
Net assessment	615,520	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : .7035
 Mkt/sale :
 Assmt/sale: .4924

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.052	7,500	390			390	273
Residual		2,265						

.972 acres

Total land value

175,390

122,773

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,180	494,740
Basement	Full			
Heating	Yes	A/C Yes		14,100
Plumbing	3 F/B	2 H/B 2 Add'l fix.	1 Wh/p	20,500
Attic	None	Attic size:		
Additions				90,546
Other Features	Mason Trim WB Stks	RR		78,797

Sub-Total		698,683
Grade	A	Factor 1.5500
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		492,746

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	240	4,423
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	AIR Air conditioning	240	730
L Living Area	OVER Frame Overhang	16	1,465
G Garages	FRL Attached frame GT 65	816	36,558
L Living Area	BSMT Basement addition	64	1,179
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	AIR Air conditioning	64	195
P Porches, Patios, Decks	BPAT Brick/flagstone pati	384	8,757
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 90,546

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
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	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	50	A	Full Baths 3
Garage	23	Attached 3 car	Masonry trim sf 1,488
Area Over Gar.	99	None	Half Baths 2
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size 1,500
Interior Cond	05	Good	Living area 4,680
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 1994

