

Property at 00009 HASTINGS TURN

Prop ID 2580009

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Administrative Information

Owner name: WOOD THOMAS MARION TTEE &
 Second name: WOOD MARIE SUSAN TTEE
 Address: 9 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2580009 Neigh.: Zone: R40 Vol: 804 Page: 841

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	122,500			Sale date: 01-May-1996
Resident Dwelling	1.00	275,870			Sale price: 335,000
Resident Outbldg	1.00	1,470			Sale valid:

Assmt category	Qty	Amount
Resident Excess	.18	950

Exemptions

Exempt Cat	Amount	Values
		Mkt value :
		Cost value: 572,557

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	400,790	Water Connecticut	Cost/sale : 1.7091
Total exemptions		Sewer Public sewer	Mkt/sale :
Net assessment	400,790	Gas None	Assmt/sale: 1.1964

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	.180	7,500	1,350		1,350	945
Residual		7,841					

1.100 acres

Total land value

176,350

123,445

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 9
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Masonry trim sf
Garage	22	Attached 2 car	Full Baths 3
Area Over Gar.	04	Loft	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures
Air Condition	01	Central Air	Rec Room Size 512
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	Living area 2,912
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Saunas
			Actual Year Built: 1975

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,188	301,010
Heating	Yes	A/C Yes		8,640
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				111,447
Other Features	WB Stks	RR		18,025
Sub-Total				449,122
Grade	B+	Factor 1.3500		606,315
CDU		C&D Factor 1.00		606,315
Depreciation		35 %		394,105
		Computed cost value @ 70%		275,874

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	637	16,874
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
L Living Area	FRFF Frame first floor	192	21,980
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	AIR Air conditioning	36	109
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	192	584

Total additions 111,447

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2006	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

