

Property at 00015 HASTINGS TURN

Prop ID 2580015

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Administrative Information

Owner name: RYAN MICHAEL P AND
Second name: KIRSTEN E M
Address: 15 HASTINGS TURN
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 2580015 Neigh.: Zone: R40 Vol: 577 Page: 1025

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	441,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jul-2008
Sale price: 874,000
Sale valid:

Values

Mkt value :
Cost value: 805,900

Summary

Total assessments	564,130
Total exemptions	
Net assessment	564,130

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9221
Mkt/sale :
Assmt/sale: .6455

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						

.920 acres

Total land value

175,000

122,500

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	08	Geothermal	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	3
Grade	50	A	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,742	409,200
Basement	Full				
Heating	No	A/C Yes			11,690
Plumbing	3 F/B	3 H/B	4 Add'l fix.	1 Wh/p	25,000
Attic	None		Attic size:		
Additions					134,455
Other Features	Mason Trim	WB Stks	RR		45,854
Sub-Total					626,199
Grade	A	Factor 1.5500			970,608
CDU		C&D Factor 1.00			970,608
Depreciation		35 %			630,895
Computed cost value @ 70%					441,627

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	256	4,718
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	AIR Air conditioning	256	778
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	BSMT Basement addition	108	1,990
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	AIR Air conditioning	108	328
L Living Area	OVER Frame Overhang	68	6,228
P Porches, Patios, Decks	BPAT Brick/flagstone pati	382	8,711
L Living Area	BSMT Basement addition	40	737
L Living Area	FRFF Frame first floor	40	4,579
G Garages	FRL Attached frame GT 65	792	35,483
L Living Area	FRUF Frame upper full	320	26,794
L Living Area	AIR Air conditioning	320	973

Total additions 134,455

