

Property at 00018 HASTINGS TURN

Prop ID 2580018

Printed 06-Feb-2024 12:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KUMAR AJAY AND
 Second name: MOHR FRANZISKA
 Address: 18 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2580018 Neigh.: Zone: R40 Vol: 624 Page: 949

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	572,810
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-May-2011
 Sale price: 834,500
 Sale valid:

Values

Mkt value :
 Cost value: 994,500

Summary

Total assessments	696,150
Total exemptions	
Net assessment	696,150

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1917
 Mkt/sale :
 Assmt/sale: .8342

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	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	1,408
Basement	01	Full	Finish bsmt sz	1,038
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	4
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	5,152
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1991				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,088	476,770
Basement	Full				
Heating	Yes	A/C Yes			13,590
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Additions					174,429
Other Features	Mason Trim	WB Stks			71,697

Sub-Total					762,986
Grade	A+	Factor 1.6500			1,258,927
CDU		C&D Factor 1.00			1,258,927
Depreciation		35 %			818,303
		Computed cost value @ 70%			572,812

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	800	66,984
L Living Area	AIR Air conditioning	800	2,432
G Garages	FRL Attached frame GT 65	800	35,842
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	BSMT Basement addition	160	2,948
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	FEFF Frame enclosed first	245	23,364
P Porches, Patios, Decks	DECK Wood deck	632	16,742
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	OVER Frame Overhang	16	1,465

Total additions 174,429

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2016	C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

Scale: 1" = 9.22 feet