

Property at 00019 HASTINGS TURN

Prop ID 2580019

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

Administrative Information

Owner name: GELBER LONNIE J AND
 Second name: GELBER KAREN TIMKO
 Address: 19 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2580019 Neigh.: Zone: R40 Vol: 626 Page: 964

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	471,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Jul-2011
 Sale price: 745,000
 Sale valid:

Values

Mkt value :
 Cost value: 849,200

Summary

Total assessments	594,440
Total exemptions	
Net assessment	594,440

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1399
 Mkt/sale :
 Assmt/sale: .7979

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,646	390,450
Heating	Yes	A/C Yes		11,160
Plumbing	4 F/B	2 H/B 4 Add'l fix. 1 Wh/p	Saunas	26,500
Attic	None	Attic size:		
Additions				184,139
Other Features	Mason Trim WB Stks	RR		56,932

Sub-Total		669,181
Grade	A	Factor 1.5500
CDU	C&D Factor 1.00	1,037,231
Depreciation	35 %	674,200
	Computed cost value @ 70%	471,940

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	FRUF Frame upper full	40	3,349
L Living Area	AIR Air conditioning	80	243
L Living Area	BSMT Basement addition	560	10,320
L Living Area	FRFF Frame first floor	560	64,109
L Living Area	AIR Air conditioning	560	1,702
G Garages	FRL Attached frame GT 65	936	41,935
P Porches, Patios, Decks	DECK Wood deck	516	13,669
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146
L Living Area	OVER Frame Overhang	60	5,495
L Living Area	AIR Air conditioning	60	182
L Living Area	FRUF Frame upper full	392	32,822
L Living Area	AIR Air conditioning	392	1,192

Total additions 184,139

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	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 10 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf 1,264
Fuel	01	Oil	Half Baths 2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 4 Rec Room Size 1,000
Grade	50	A	Whirlpools 1 Living area 4,432
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	05	Half Story Finis	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1991

