

Property at 00023 HASTINGS TURN

Prop ID 2580023

Printed 03-Feb-2026 2:58 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OBRIEN GERALD F & ANNE S TTEES
 Second name:
 Address: 23 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2580023 Neigh.: Zone: R40 Vol: 808 Page: 540

Assessments

Assmt category	Qty	Amount
Resident Land	.91	122,500
Resident Dwelling	1.00	430,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Feb-2003
 Sale price: 740,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 789,629

Summary

Total assessments	552,740
Total exemptions	
Net assessment	552,740

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0671
 Mkt/sale :
 Assmt/sale: .7469

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.910	175,000	175,000			175,000	122,500
Primary Site		39,640						

.910 acres Total land value 175,000 122,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		2,161	491,030
Heating	Yes	A/C Yes		14,000
Plumbing	3 F/B	2 H/B 2 Add'l fix. 1 Wh/p	Saunas	20,500
Attic	None	Attic size:		
Additions				68,523
Other Features	WB Stks			16,000

Sub-Total		610,053
Grade A	Factor 1.5500	945,582
CDU	C&D Factor 1.00	945,582
Depreciation	35 %	614,628
	Computed cost value @ 70%	430,240

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
P Porches, Patios, Decks	BPAT Brick/flagstone pati	334	7,617
P Porches, Patios, Decks	DECK Wood deck	816	21,616
L Living Area	BSMT Basement addition	49	903
L Living Area	FRFF Frame first floor	49	5,610
L Living Area	AIR Air conditioning	49	149

Total additions 68,523

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	50	A	
Garage	23	Attached 3 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1993

