

Property at 00027 HASTINGS TURN

Prop ID 2580027

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Administrative Information

Owner name: HUBERT RENJIT AND
Second name: JALAJAN JINJU LAILAMANY
Address: 27 HASTINGS TURN
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 2580027 Neigh.: Zone: R40 Vol: 705 Page: 242

Assessments

Assmt category	Qty	Amount
Resident Land	.91	122,500
Resident Dwelling	1.00	429,690

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Dec-2016
Sale price: 545,000
Sale valid:

Values

Mkt value :
Cost value: 788,843

Summary

Total assessments	552,190
Total exemptions	
Net assessment	552,190

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4474
Mkt/sale :
Assmt/sale: 1.0132

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.914	175,000	175,000			175,000	122,500
Primary Site		39,814						

.914 acres

Total land value

175,000

122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Total Rooms	9	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	560
Half Baths	3	Finish bsmt sz	
Addtn'l fixtures	2	Rec Room Size	
Whirlpools	1	Living area	4,698
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	3		

Actual Year Built: 1991

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,362	462,390
Basement	Full			
Heating	Yes	A/C Yes		13,170
Plumbing	3 F/B	3 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				174,483
Other Features	Mason Trim	WB Stks		25,486
Sub-Total				699,529
Grade	B+	Factor 1.3500		944,364
CDU		C&D Factor 1.00		944,364
Depreciation		35 %		613,837
		Computed cost value @ 70%		429,686

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	159	4,212
L Living Area	FRFF Frame first floor	370	42,358
L Living Area	BSMT Basement addition	370	6,818
L Living Area	AIR Air conditioning	370	1,125
P Porches, Patios, Decks	BPAT Brick/flagstone pati	339	7,731
L Living Area	FRUF Frame upper full	690	57,774
L Living Area	AIR Air conditioning	690	2,098
G Garages	FRL Attached frame GT 65	816	36,558
P Porches, Patios, Decks	FOFF Frame open first flo	105	6,397
L Living Area	OVER Frame Overhang	10	916
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	OVER Frame Overhang	21	1,923
L Living Area	FRFF Frame first floor	18	2,061
L Living Area	FRUF Frame upper full	18	1,507
L Living Area	BSMT Basement addition	18	332
L Living Area	AIR Air conditioning	36	109

Total additions 174,483

