

Property at 00028 HASTINGS TURN

Prop ID 2580028

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Administrative Information

Owner name: SINHA VEENA & SANJAY K TRUSTEES
 Second name:
 Address: 28 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2580028 Neigh.: Zone: R40 Vol: 815 Page: 223

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jul-2001
Resident Land	.91	122,500				Sale price: 666,500
Resident Dwelling	1.00	464,090				Sale valid: Y
					Values	
					Mkt value :	
					Cost value: 837,986	
Summary			Utilities		Sales ratios	
Total assessments	586,590		Water	Connecticut	Cost/sale :	1.2573
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	586,590		Gas	None	Assmt/sale:	.8801

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	493,960
Basement	Full		2,176	
Heating	Yes	A/C Yes		14,080
Plumbing	4 F/B	2 H/B 3 Add'l fix.	1 Wh/p	26,000
Attic	None	Attic size:		
Additions				68,619
Other Features	WB Stks	RR		55,390
Sub-Total				658,049
Grade	A	Factor 1.5500		1,019,976
CDU		C&D Factor 1.00		1,019,976
Depreciation		35 %		662,984
Computed cost value @ 70%				464,089

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
P Porches, Patios, Decks	DECK Wood deck	288	7,629
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	FOFF Frame open first flo	44	2,681
Total additions			68,619

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	9
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	50	A	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Addtn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,472
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	4,512
Exterior Cond	05	Good	# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	4
Actual Year Built: 1992				

