

Property at 00031 HASTINGS TURN

Prop ID 2580031

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## Administrative Information

Owner name: SCHMIDT TANNIN A TRUSTEE  
Second name:  
Address: 31 HASTINGS TURN  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 2580031 Neigh.: Zone: R40 Vol: 720 Page: 514

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 462,180 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 29-Jun-2018  
Sale price: 759,900  
Sale valid:

## Values

Mkt value :  
Cost value: 835,257

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 584,680 |
| Total exemptions  |         |
| Net assessment    | 584,680 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.0992  
Mkt/sale :  
Assmt/sale: .7694

## 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

|                |            |                |              | Area        |               |
|----------------|------------|----------------|--------------|-------------|---------------|
| Dwelling       | Frame      | 2 story w/bsmt |              | 2,176       | 493,960       |
| Basement       | Full       |                |              |             |               |
| Heating        | Yes        | A/C Yes        |              |             | 14,080        |
| Plumbing       | 3 F/B      | 3 H/B          | 4 Add'l fix. | 1 Wh/p      | Saunas 25,000 |
| Attic          | None       |                |              | Attic size: |               |
| Additions      |            |                |              |             | 61,130        |
| Other Features | Mason Trim | WB Stks        | RR           |             | 61,167        |

|              |   |                           |  |           |
|--------------|---|---------------------------|--|-----------|
| Sub-Total    |   |                           |  | 655,337   |
| Grade        | A | Factor 1.5500             |  | 1,015,772 |
| CDU          |   | C&D Factor 1.00           |  | 1,015,772 |
| Depreciation |   | 35 %                      |  | 660,252   |
|              |   | Computed cost value @ 70% |  | 462,176   |

## Building additions

| Category                 | Type |                      | Area | Value  |
|--------------------------|------|----------------------|------|--------|
| L Living Area            | FRFF | Frame first floor    | 160  | 18,317 |
| L Living Area            | AIR  | Air conditioning     | 160  | 486    |
| G Garages                | FRL  | Attached frame GT 65 | 816  | 36,558 |
| P Porches, Patios, Decks | BPAT | Brick/flagstone pati | 253  | 5,769  |

Total additions 61,130

## 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 9 Garage cars 3          |
| Interior Walls | 02   | Drywall          | Bedrooms 4 Unfinished area           |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms 1 Dormer linear f       |
| Heating System | 02   | Forced Hot Air   | Full Baths 3 Masonry trim sf 1,400   |
| Fuel           | 01   | Oil              | Half Baths 3 Finish bsmt sz          |
| Attic          | 99   | None             | Addtn'l fixtures 4 Rec Room Size 856 |
| Grade          | 50   | A                | Whirlpools 1 Living area 4,512       |
| Garage         | 23   | Attached 3 car   | Saunas # Living Units                |
| Area Over Gar. | 99   | None             | M/F stacks                           |
| Basement       | 01   | Full             | W/B stacks 2                         |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings 3                       |
| Air Condition  | 01   | Central Air      |                                      |
| Interior Cond  | 05   | Good             |                                      |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1991              |

