

Property at 00032 HASTINGS TURN

Prop ID 2580032

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Administrative Information

Owner name: SINGH KAWARJEET
 Second name:
 Address: 32 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2580032 Neigh.: Zone: R40 Vol: 734 Page: 169

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Nov-2019
Resident Land	.92	122,500				Sale price: 655,000
Resident Outbldg	1.00	11,690				Sale valid:
Resident Dwelling	1.00	455,320				Values
Resident Excess	.97	1,270				Mkt value :
						Cost value: 843,971
Summary			Utilities		Sales ratios	
Total assessments		590,780	Water	Connecticut	Cost/sale :	1.2885
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		590,780	Gas	None	Assmt/sale:	.9020

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							
RES	12	.970	7,500	7,275	.75		1,819	1,273
Residual	42,253							
1.890 acres		Total land value		176,819		123,773		

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
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	1,264
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,200
Air Condition	01	Central Air	Addtn'l fixtures	4
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,624
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	5
			Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,845	429,320
Basement	Full with walk				
Heating	Yes	A/C Yes			12,260
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Additions					149,581
Other Features	Mason Trim	WB Stks	RR		72,484
Sub-Total					690,145
Grade	A-	Factor 1.4500			1,000,710
CDU		C&D Factor 1.00			1,000,710
Depreciation		35 %			650,462
Computed cost value @ 70%					455,323

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	822	36,827
L Living Area	FRUF Frame upper full	390	32,655
L Living Area	AIR Air conditioning	390	1,186
L Living Area	OVER Frame Overhang	68	6,228
L Living Area	AIR Air conditioning	68	207
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
L Living Area	BSMT Basement addition	108	1,990
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	AIR Air conditioning	108	328
P Porches, Patios, Decks	DECK Wood deck	360	9,536
L Living Area	BSMT Basement addition	272	5,012
L Living Area	FRFF Frame first floor	272	31,139
L Living Area	AIR Air conditioning	272	827

Total additions 149,581

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP4 Pool w/ Fiberglass	15	30	450	74.05	2002	C	33,323	50	16,700
Value at 70%		11,690		Value at 100%		16,700			

