

Property at 00035 HASTINGS TURN

Prop ID 2580035

Printed 06-Feb-2024 12:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WU THEODORE K AND
 Second name: ZEROOGIAN NOYEM M
 Address: 35 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 12 011
 Lot: 2580035 Neigh.: Zone: R40 Vol: 641 Page: 1281

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Outbldg	1.00	29,260
Resident Dwelling	1.00	620,520

Exemptions

Exempt Cat	Amount
Resident Excess	.94 4,950

Last sale

Sale date: 31-May-2012
 Sale price: 720,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,110,329

Summary

Total assessments	777,230
Total exemptions	
Net assessment	777,230

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5421
 Mkt/sale :
 Assmt/sale: 1.0795

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	.943	7,500	7,073		7,073	4,951
Residual	41,077						

1.863 acres

Total land value

182,073

127,451

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
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	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	50	A		
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		

Actual Year Built: 1990

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,138	486,540
Basement	Full				
Heating	Yes	A/C Yes			13,870
Plumbing	6 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas 37,500
Attic	None		Attic size:		
Additions					363,731
Other Features		WB Stks	RR		51,532
Sub-Total					953,173
Grade	A	Factor 1.5500			1,477,418
CDU		C&D Factor 1.00			1,477,418
Depreciation		40 %			886,451
Computed cost value @ 70%					620,516

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	1,443	165,196
L Living Area	BSMT Basement addition	1,443	26,592
L Living Area	AIR Air conditioning	1,443	4,387
P Porches, Patios, Decks	DECK Wood deck	878	23,258
G Garages	FRL Attached frame GT 65	812	36,379
G Garages	FSF Full-story fin o/gar	648	43,406
L Living Area	AIR Air conditioning	648	1,970
P Porches, Patios, Decks	UTIL Utility building	64	1,828
P Porches, Patios, Decks	UTIL Utility building	96	2,742
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	68	7,785
L Living Area	BSMT Basement addition	68	1,253
L Living Area	AIR Air conditioning	68	207
L Living Area	FRUF Frame upper full	195	16,327
L Living Area	AIR Air conditioning	195	593
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	AIR Air conditioning	252	766

Total additions 363,731

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP3 Pool w/ Reinfor Conc	18	42	756	110.5		C	83,576	50	41,800
Value at 70%					29,260	Value at 100%			

