

Property at 00041 HASTINGS TURN

Prop ID 2580041

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

Administrative Information

Owner name: SAHA SAMAR K AND SASWATI
 Second name:
 Address: 41 HASTINGS TURN
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2580041 Neigh.: Zone: R40 Vol: 528 Page: 789

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	303,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Aug-2005
 Sale price: 610,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 616,614

Summary

Total assessments	431,630
Total exemptions	
Net assessment	431,630

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0108
 Mkt/sale :
 Assmt/sale: .7076

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	1.110	7,500	8,325			8,325	5,828
Residual		48,352						

2.030 acres

Total land value

183,325

128,328

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	302,570
Basement	Full		1,196	
Heating	Yes	A/C Yes		8,680
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	11,500
Attic	None	Attic size:		
Additions				94,381
Other Features		WB Stks M Stks		9,750

Sub-Total		426,881
Grade A-	Factor 1.4500	618,977
CDU	C&D Factor 1.00	618,977
Depreciation	30 %	433,284
	Computed cost value @ 70%	303,299

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	308	5,676
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	AIR Air conditioning	308	936
L Living Area	OVER Frame Overhang	16	1,465
G Garages	FR Attached frame LE 65	528	23,314
G Garages	FSF Full-story fin o/gar	396	26,526
L Living Area	AIR Air conditioning	396	1,204

Total additions 94,381

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
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	47	A-	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,096
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			M/F stacks 1
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1995

