

Property at 00020 HAWLEY HILL ROAD

Prop ID 2590020

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Administrative Information

Owner name: MORGAN RICHARD & SAROFF RAHEL K
 Second name:
 Address: 20 HAWLEY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 2590020 Neigh.: Zone: R40 Vol: 712 Page: 903

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Aug-2017
Resident Land	.92	94,500			Sale price: 294,500
Resident Dwelling	1.00	178,120			Sale valid:
Resident Outbldg	1.00	13,300			

Values

Resident Excess	.19	1,000	Mkt value :	
			Cost value:	409,886

Summary

Total assessments	286,920	Water Well	Cost/sale :	1.3918
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	286,920	Gas None	Assmt/sale:	.9743

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site	40,075						
RES	12	.190	7,500	1,425		1,425	998
Residual	8,276						

1.110 acres Total land value 136,425 95,498

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	04	Fully finished w	Addtn'l fixtures Rec Room Size 550
Grade	40	B	Whirlpools Living area 2,030
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	04	Loft	M/F stacks 1
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1957

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	780	149,140
Basement	Full			
Heating	Yes	A/C Yes		4,310
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p Saunas 8,500
Attic	Fully finished w/WH	Attic size: 600		24,246
Additions				100,956
Other Features	WB Stks M Stks RR			23,534
Sub-Total				310,686
Grade	B	Factor 1.2600		391,464
CDU		C&D Factor 1.00		391,464
Depreciation		35 %		254,452
		Computed cost value @ 70%		178,116

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	468	53,577
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FATT Full finished attic	60	2,167
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	FRFF Frame first floor	150	17,172
P Porches, Patios, Decks	BPAT Brick/flagstone pati	120	2,736
L Living Area	AIR Air conditioning	468	1,423
L Living Area	AIR Air conditioning	150	456

Total additions 100,956

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%			13,300				Value at 100%		19,000

