

Property at 00021 HAWLEY HILL ROAD

Prop ID 2590021

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Administrative Information

Owner name: SKRZYNIARZ ELISE S
 Second name:
 Address: 21 HAWLEY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 2590021 Neigh.: Zone: R40 Vol: 243 Page: 106

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-May-1988
Resident Land	.92	94,500				Sale price: 274,000
Resident Dwelling	1.00	169,950				Sale valid:
Resident Outbldg	2.00	1,330				Values
Resident Excess	.12	630				Mkt value :
						Cost value: 380,586
Summary			Utilities		Sales ratios	
Total assessments		266,410	Water	Well	Cost/sale :	1.3890
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		266,410	Gas	None	Assmt/sale:	.9723

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	.120	7,500	900			900	630
Residual		5,227						
1.040 acres				Total land value			135,900	95,130

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	2,137
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				769	219,180
Basement	Full						
Heating	Yes	A/C No					
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							113,925
Other Features		WB Stks					9,250
Sub-Total							345,855
Grade	C+		Factor 1.0800				373,523
CDU			C&D Factor 1.00				373,523
Depreciation			35 %				242,790
			Computed cost value @ 70%				169,953

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	31	2,839
P Porches, Patios, Decks	DECK Wood deck	96	2,543
P Porches, Patios, Decks	BPAT Brick/flagstone pati	288	6,568
L Living Area	FRFF Frame first floor	568	65,025
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	FOFF Frame open first flo	216	13,160
G Garages	FR Attached frame LE 65	484	21,597
Total additions			113,925

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame			20	30.00		C	600	50	300
Utility Shed									
RS1 Frame	9	12	108	30.00		C	3,240	50	1,600
Utility Shed									
Value at 70%			1,330				Value at 100%		1,900

