

Property at 00026 HAWLEY HILL ROAD

Prop ID 2590026

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Administrative Information

Owner name: ALVAREZ EMMY M AND
 Second name: SAMPLES AARON C
 Address: 26 HAWLEY HILL ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 2590026 Neigh.: Zone: R40 Vol: 661 Page: 017

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 15-May-2013
Resident Land	.92	94,500	ABA Veteran	2,000	Sale price: 360,000
Resident Dwelling	1.00	214,640	CBB Add Vet	1,000	Sale valid:
Resident Outbldg	1.00	840	DAC Veteran	10,000	
Resident Excess		.34	1,790	Values	
Total assessments		311,770	Utilities		Sales ratios
Total exemptions		13,000	Water Well	Cost/sale : 1.2372	
Net assessment		298,770	Sewer Septic	Mkt/sale :	
			Gas None	Assmt/sale: .8660	

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	.340	7,500	2,550		2,550	1,785
Residual	14,810						
1.260 acres		Total land value		137,550		96,285	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	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	2 story w/bsmt	816	228,360
Basement	Full			
Heating	Yes	A/C Yes		6,590
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				211,545
Other Features	WB Stks		Bsmt Gar	11,750
Sub-Total				471,745
Grade	C	Factor 1.0000		471,745
CDU		C&D Factor 1.00		471,745
Depreciation		35 %		306,634
		Computed cost value @ 70%		214,644

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	248	28,391
L Living Area	BSMT Basement addition	248	4,570
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
L Living Area	FRFF Frame first floor	462	52,890
L Living Area	FRUF Frame upper full	462	38,683
L Living Area	BSMT Basement addition	462	8,514
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	FRFF Frame first floor	332	38,008
L Living Area	AIR Air conditioning	332	1,009
L Living Area	AIR Air conditioning	462	1,404
L Living Area	AIR Air conditioning	462	1,404
L Living Area	AIR Air conditioning	28	85
L Living Area	AIR Air conditioning	240	730
L Living Area	AIR Air conditioning	248	754

Total additions 211,545

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	5	16	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		840	Value at 100%		1,200				

