

Property at 00030 HAWLEY HILL ROAD

Prop ID 2590030

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Administrative Information

Owner name: FRASER PATRICK J & MADELINE E
Second name:
Address: 30 HAWLEY HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
Lot: 2590030 Neigh.: Zone: R40 Vol: 735 Page: 584

Assessments

Assmt category	Qty	Amount
Resident Land	.82	94,500
Resident Dwelling	1.00	171,030
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Dec-2019
Sale price: 355,000
Sale valid:

Values

Mkt value :
Cost value: 381,429

Summary

Total assessments	267,000
Total exemptions	
Net assessment	267,000

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0744
Mkt/sale :
Assmt/sale: .7521

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.820	135,000	135,000			135,000	94,500
Primary Site		35,719						

.820 acres Total land value 135,000 94,500

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	7
Interior Walls	02	Drywall	Bedrooms	3
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	37	B-	Whirlpools	2,062
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	850	235,000
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					68,021
Other Features		WB Stks M Stks	Bsmt Gar		14,750
Sub-Total					321,271
Grade	B-	Factor 1.1700			375,887
CDU		C&D Factor 1.00			375,887
Depreciation		35 %			244,327
Computed cost value @ 70%					171,029

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	508	13,457
L Living Area	FRFF Frame first floor	294	33,657
L Living Area	BSMT Basement addition	294	5,418
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412

Total additions 68,021

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470	Value at 100%			2,100		

