

Property at 00015 HAZEN DRIVE

Prop ID 2610015

Printed 20-Aug-2026 11:03 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DERMESROPIAN RACHA TRUSTEE
 Second name:
 Address: 15 HAZEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 2610015 Neigh.: Zone: RU2A Vol: 816 Page: 1270

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Feb-2013
Resident Land	2.00	157,500				Sale price: 1,705,000
Resident Excess	.65	3,430				Sale valid:
Resident Dwelling	1.00	981,620				Values
Resident Outbldg	2.00	55,160				Mkt value :
						Cost value: 1,711,014
Summary			Utilities		Sales ratios	
Total assessments	1,197,710		Water	Well	Cost/sale :	1.0035
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	1,197,710		Gas	CNG	Assmt/sale:	.7025

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	225,000	225,000			225,000	157,500
Primary Site		87,120						
RES	12	.654	7,500	4,905			4,905	3,434
Residual		28,488						
2.654 acres		Total land value		229,905			160,934	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	5
Attic	99	None	Half Baths	3
Grade	60	AA	Addtn'l fixtures	7
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 2001	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				2,449	547,270
Basement	Full with walk						
Heating	Yes	A/C Yes					15,580
Plumbing	5 F/B	3 H/B	7 Add'l fix.	1 Wh/p	Saunas		36,500
Attic	None			Attic size:			
Additions							327,210
Other Features	Mason Trim	WB Stks	RR				84,114
Sub-Total							1,010,674
Grade	AA	Factor 1.8500					1,869,747
CDU		C&D Factor 1.00					1,869,747
Depreciation		25 %					1,402,310
Computed cost value @ 70%							981,617

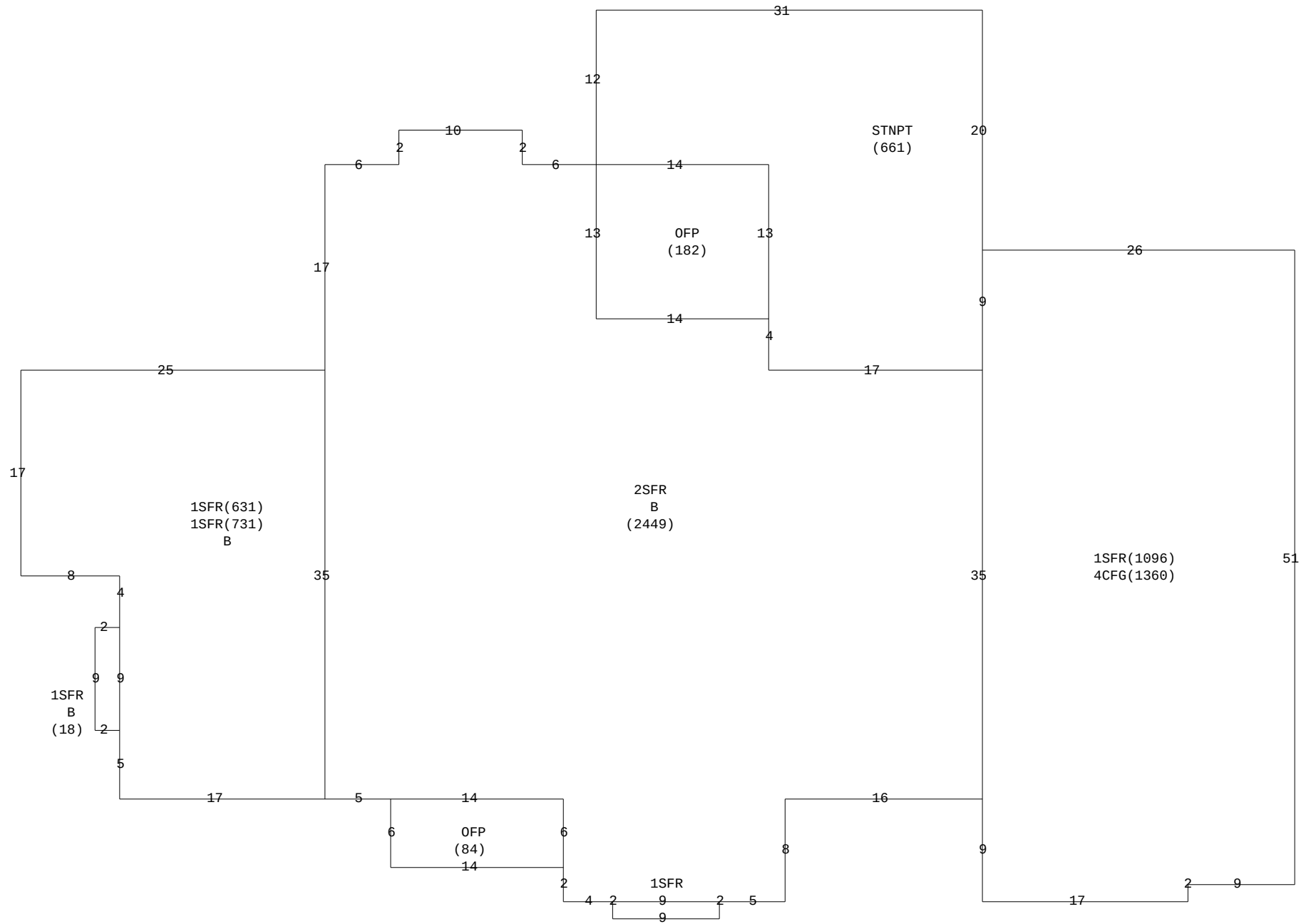
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,360	60,931
G Garages	FSF Full-story fin o/gar	1,096	73,414
L Living Area	AIR Air conditioning	1,096	3,332
P Porches, Patios, Decks	FOFF Frame open first flo	182	11,089
P Porches, Patios, Decks	BPAT Brick/flagstone pati	661	15,073
L Living Area	BSMT Basement addition	731	13,471
L Living Area	FRFF Frame first floor	731	83,686
L Living Area	FRUF Frame upper full	631	52,834
L Living Area	AIR Air conditioning	1,362	4,140
L Living Area	FRFF Frame first floor	18	2,061
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	FRFF Frame first floor	18	2,061
Total additions			327,210

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	22	40	880	110.5	2002	B	122,578	50	61,300
TC1 Asphalt Tennis court			1	35,00	2013	C	35,000	50	17,500
Value at 70%		55,160	Value at 100%		78,800				

Scale: 1" = 11.16 feet



THE RACHA DERMESROPIAN LVG TRST DTD 12-16-25 V816 P1270 8-3-26