

Property at 00023 HAZEN DRIVE

Prop ID 2610023

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Administrative Information

Owner name: ROSCIGNO ANNETTE TTE
 Second name:
 Address: 23 HAZEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 2610023 Neigh.: Zone: RU2A Vol: 793 Page: 712

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	157,500
Resident Excess	.64	3,340
Resident Outbldg	1.00	40,950
Resident Dwelling	1.00	848,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Aug-2004
 Sale price: 1,355,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 1,500,757

Summary

Total assessments	1,050,530
Total exemptions	
Net assessment	1,050,530

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1076
 Mkt/sale :
 Assmt/sale: .7753

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	.636	7,500	4,770			4,770	3,339
Residual		27,704						

2.636 acres

Total land value

229,770

160,839

Residential Dwelling Information

Subject Code Description

Condominium

Style	19	Modern Colonial	
Exterior Walls	12	Brick Veneer	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpeti	
Heating System	04	Radiant	
Fuel	02	Natural Gas	
Attic	01	Fully Finished	
Grade	53	A+	
Garage	24	Attached 4 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Story Height 2.0

Total Rooms	12	Garage cars	4
Bedrooms	5	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	5	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	5	Rec Room Size	
Whirlpools		Living area	7,908
Saunas		# Living Units	1
M/F stacks			
W/B stacks	2		
W/B openings	3		

Actual Year Built: 2001

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	Value
Basement	Full		2,163	515,400
Heating	Yes	A/C Yes		14,010
Plumbing	5 F/B	1 H/B	5 Add'l fix.	Wh/p Saunas 26,000
Attic	Fully Finished		Attic size: 682	22,176
Additions				386,205
Other Features	WB Stks			16,000

Sub-Total		979,791
Grade	A+	Factor 1.6500 1,616,655
CDU	C&D Factor 1.00	1,616,655
Depreciation	25 %	1,212,491
	Computed cost value @ 70%	848,744

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,224	54,838
G Garages	FSF Full-story fin o/gar	1,104	73,950
L Living Area	AIR Air conditioning	1,104	3,356
L Living Area	BSMT Basement addition	774	14,263
L Living Area	MAFF Masonry first floor	774	91,853
L Living Area	AIR Air conditioning	774	2,353
L Living Area	BSMT Basement addition	682	12,568
L Living Area	MAFF Masonry first floor	682	80,935
L Living Area	MAUF Masonry upper full	340	30,406
L Living Area	AIR Air conditioning	1,120	3,405
P Porches, Patios, Decks	TERR Terrace	460	18,278

Total additions 386,205

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	42	840	110.5	2001	B	117,006	50	58,500

Value at 70% 40,950

Value at 100% 58,500

