

Property at 00031 HAZEN DRIVE

Prop ID 2610031

Printed 04-Jun-2026 9:24 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SAAR LUKE & KATARZYNA MARTA
 Second name:
 Address: 31 HAZEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 2610031 Neigh.: Zone: RU2A Vol: 814 Page: 1041

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	157,500
Resident Excess	1.30	6,830
Resident Dwelling	1.00	732,970
Resident Outbldg	2.00	54,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-May-2026
 Sale price: 1,775,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,360,057

Summary

Total assessments	952,040
Total exemptions	
Net assessment	952,040

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .7662
 Mkt/sale :
 Assmt/sale: .5364

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	1.300	7,500	9,750			9,750	6,825
Residual		56,628						

3.300 acres

Total land value

234,750

164,325

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
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	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	5
Attic	99	None	Half Baths	2
Grade	57	AA-	Addtn'l fixtures	4
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	3
Air Condition	01	Central Air	W/B openings	5
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	570,700
Basement	Full with walk		2,433	
Heating	Yes	A/C Yes		15,490
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				171,733
Other Features	WB Stks	RR		65,348
Sub-Total				854,771
Grade	AA-	Factor 1.7500		1,495,849
CDU		C&D Factor 1.00		1,495,849
Depreciation		30 %		1,047,094
		Computed cost value @ 70%		732,966

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,100	49,282
G Garages	FSF Full-story fin o/gar	636	42,602
L Living Area	AIR Air conditioning	636	1,933
L Living Area	BSMT Basement addition	120	2,211
L Living Area	MAFF Masonry first floor	120	14,241
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	DECK Wood deck	402	10,649
L Living Area	BSMT Basement addition	360	6,634
L Living Area	MAFF Masonry first floor	360	42,722
L Living Area	AIR Air conditioning	360	1,094

Total additions 171,733

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	40	720	110.5	1999	C	79,596	50	39,800
RPH Res. Pool House	14	28	392	126.5	2018	A	76,892	50	38,400
Value at 70%			54,740				Value at 100%		78,200

