

Property at 00039 HAZEN DRIVE

Prop ID 2610039

Printed 06-Feb-2024 1:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HERSH BRIAN
 Second name:
 Address: 39 HAZEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 2610039 Neigh.: Zone: RU2A Vol: 755 Page: 1259

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	157,500
Resident Excess	.21	1,100
Resident Dwelling	1.00	932,390
Resident Outbldg	1.00	30,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Mar-2021
 Sale price: 1,250,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,602,357

Summary

Total assessments	1,121,650
Total exemptions	
Net assessment	1,121,650

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2819
 Mkt/sale :
 Assmt/sale: .8973

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	.210	7,500	1,575			1,575	1,103
Residual		9,148						

2.210 acres

Total land value

226,575

158,603

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	11
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	6
Attic	99	None	Half Baths	2
Grade	60	AA	Addtn'l fixtures	4
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	3
Interior Cond	05	Good	W/B openings	5
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	3,169	721,440
Basement	Full				
Heating	Yes	A/C Yes			19,550
Plumbing	6 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		36,500
Additions					180,985
Other Features		WB Stks	M Stks	RR	70,090

Sub-Total					1,028,565
Grade	AA	Factor	1.8500		1,902,845
CDU		C&D Factor	1.00		1,902,845
Depreciation		30 %			1,331,992
		Computed cost value @ 70%			932,394

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,058	47,401
G Garages	FSF Full-story fin o/gar	1,094	73,280
L Living Area	AIR Air conditioning	1,094	3,326
L Living Area	MAFF Masonry first floor	276	32,754
P Porches, Patios, Decks	MOFF Masonry open first f	220	15,012
P Porches, Patios, Decks	MOFF Masonry open first f	135	9,212

Total additions 180,985

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	44	792	110.5	1999	C	87,556	50	43,800

Value at 70% 30,660

Value at 100% 43,800

