

Property at 00003 HEMLOCK LANE

Prop ID 2630003

Printed 06-Feb-2024 1:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WOLCOTT C SHARON TRUSTEE
Second name:
Address: 3 HEMLOCK LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 2630003 Neigh.: Zone: R40 Vol: 697 Page: 269

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 15-May-1985	
Resident Land	.92 105,000			Sale price: 265,000	
Resident Dwelling	1.00 249,250			Sale valid:	
				Values	
Resident Excess	.08 420			Mkt value :	
				Cost value: 506,671	
Summary		Utilities		Sales ratios	
Total assessments	354,670	Water	Connecticut	Cost/sale :	1.9120
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	354,670	Gas	None	Assmt/sale:	1.3384

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.080	7,500	600		600	420
Residual		3,485					
		1.000 acres		Total land value		150,600	105,420

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	2
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	24
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,588
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,624	336,710
Basement	Full			
Heating	Yes	A/C Yes		9,620
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Saunas		
		Attic size:		
Additions				67,181
Other Features		WB Stks		9,250
Sub-Total				434,761
Grade	B	Factor 1.2600		547,799
CDU		C&D Factor 1.00		547,799
Depreciation		35 %		356,069
Computed cost value @ 70%				249,248

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	572	25,031
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	BSMT Basement addition	152	2,801
P Porches, Patios, Decks	FEFF Frame enclosed first	162	15,449
P Porches, Patios, Decks	BPAT Brick/flagstone pati	285	6,499
Total additions			67,181

