

Property at 00006 HEMLOCK LANE

Prop ID 2630006

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Administrative Information

Owner name: PEARSON RICHARD R AND
 Second name: TERRA-LEE
 Address: 6 HEMLOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2630006 Neigh.: Zone: R40 Vol: 330 Page: 1049

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	105,000				Sale date: 18-Apr-1997
Resident Dwelling	1.00	207,400				Sale price: 249,000
						Sale valid: Y
					Values	
Resident Excess	.23	1,210				Mkt value :
						Cost value: 448,014
Summary			Utilities		Sales ratios	
Total assessments		313,610	Water	Connecticut	Cost/sale :	1.7993
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		313,610	Gas	None	Assmt/sale:	1.2595

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	.230	7,500	1,725			1,725	1,208
Residual		10,019						
				1.150 acres	Total land value		151,725	106,208

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,158	295,150
Heating	Yes	A/C	Yes			8,470
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:				
Additions						53,937
Other Features	WB Stks		RR			23,040
Sub-Total						389,597
Grade	B-	Factor		1.1700	455,828	
CDU		C&D Factor	1.00	455,828		
Depreciation		35 %		296,288		
Computed cost value @ 70%					207,402	

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	F0FF Frame open first flo	50	3,046
L Living Area	FRFF Frame first floor	56	6,411
G Garages	FRL Attached frame GT 65	728	32,616
P Porches, Patios, Decks	DECK Wood deck	192	5,086
Total additions			53,937

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	37	B-	Addn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

