

Property at 00009 HEMLOCK LANE

Prop ID 2630009

Printed 06-Feb-2024 1:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MARINO MARK AND PAULA
 Second name:
 Address: 9 HEMLOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2630009 Neigh.: Zone: R40 Vol: 583 Page: 1155

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Jan-2009
Resident Land	.92	105,000				Sale price: 360,000
Resident Dwelling	1.00	234,740				Sale valid:
					Values	
Resident Excess	.24	1,260			Mkt value :	
					Cost value:	487,143
Summary			Utilities		Sales ratios	
Total assessments		341,000	Water	Connecticut	Cost/sale :	1.3532
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		341,000	Gas	None	Assmt/sale:	.9472

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	.240	7,500	1,800		1,800	1,260
Residual		10,454					
		1.160 acres	Total land value			151,800	106,260

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,305	323,860
Basement	Full						
Heating	Yes	A/C Yes					9,280
Plumbing	2 F/B	H/B 3 Add'l fix.	Wh/p	Saunas			6,500
Attic	None	Attic size:					
Additions							79,820
Other Features	Mason Trim WB Stks						21,495
Sub-Total							440,955
Grade	B-	Factor 1.1700					515,917
CDU		C&D Factor 1.00					515,917
Depreciation		35 %					335,346
Computed cost value @ 70%							234,742

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	100	6,093
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	FRUF Frame upper full	30	2,512
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	120	3,179
L Living Area	FRFF Frame first floor	260	29,765
G Garages	FR Attached frame LE 65	598	26,045

Total additions 79,820

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	02	Wood Shingles		
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	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	472
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,026
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1978	

