

Property at 00014 HEMLOCK LANE

Prop ID 2630014

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Administrative Information

Owner name: MCQUEENEY MICHAEL & KELLY
 Second name:
 Address: 14 HEMLOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2630014 Neigh.: Zone: R40 Vol: 601 Page: 21

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 06-Jan-2010
Resident Land	.92	105,000			Sale price: 486,000
Resident Dwelling	1.00	247,120			Sale valid:
				Values	
Resident Excess	.40	2,100			Mkt value :
					Cost value: 506,029
Summary		Utilities		Sales ratios	
Total assessments	354,220	Water	Connecticut	Cost/sale :	1.0412
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	354,220	Gas	None	Assmt/sale:	.7288

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	.400	7,500	3,000		3,000	2,100
Residual		17,424					
		1.320 acres		Total land value		153,000	107,100

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,132	290,070	
Basement	Full with walk				
Heating	Yes	A/C Yes		8,330	
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas 12,000
Attic	None		Attic size:		
Additions				83,116	
Other Features	WB Stks			6,750	
Sub-Total				400,266	
Grade	B	Factor 1.2600		504,335	
CDU		C&D Factor 1.00		504,335	
Depreciation		30 %		353,035	
		Computed cost value @ 70%		247,125	

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	158	2,912
L Living Area	FRFF Frame first floor	158	18,088
L Living Area	AIR Air conditioning	158	480
P Porches, Patios, Decks	DECK Wood deck	234	6,199
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	432	28,937
L Living Area	AIR Air conditioning	432	1,313
Total additions			83,116

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
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	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,854
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1997	

