

Property at 00020 HEMLOCK LANE

Prop ID 2630020

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

Administrative Information

Owner name: PETERSON ADAM T & KELLY E
 Second name:
 Address: 20 HEMLOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2630020 Neigh.: Zone: R40 Vol: 656 Page: 690

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Feb-2013
Resident Land	.92	105,000				Sale price: 330,000
Resident Dwelling	1.00	204,500				Sale valid:
Resident Outbldg	1.00	2,520				Values
Resident Excess	.30	1,580				Mkt value :
						Cost value: 448,000
Summary			Utilities		Sales ratios	
Total assessments		313,600	Water	Connecticut	Cost/sale :	1.3576
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		313,600	Gas	None	Assmt/sale:	.9503

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	.300	7,500	2,250			2,250	1,575
Residual		13,068						
1.220 acres				Total land value			152,250	106,575

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum 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	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,064	276,790
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			9,000
Additions					77,803
Other Features	WB Stks	RR	Bsmt Gar		20,558
Sub-Total					384,151
Grade	B-	Factor 1.1700			449,457
CDU		C&D Factor 1.00			449,457
Depreciation		35 %			292,147
		Computed cost value @ 70%			204,503

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	520	59,530
L Living Area	BSMT Basement addition	520	9,583
P Porches, Patios, Decks	DECK Wood deck	236	6,252
P Porches, Patios, Decks	CPAT Concrete patio	286	2,438

Total additions 77,803

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2020	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

