

Property at 00029 HEMLOCK LANE

Prop ID 2630029

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Administrative Information

Owner name: ZAUDKE PAUL
Second name:
Address: 29 HEMLOCK LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 2630029 Neigh.: Zone: R40 Vol: 693 Page: 021

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 14-Dec-2015	
Resident Land	.92 105,000			Sale price: 400,000	
Resident Dwelling	1.00 313,000			Sale valid:	
				Values	
Resident Excess	.18 950			Mkt value :	
				Cost value: 598,500	
Summary		Utilities		Sales ratios	
Total assessments	418,950	Water	Connecticut	Cost/sale : 1.4963	
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	418,950	Gas	None	Assmt/sale: 1.0474	

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	.180	7,500	1,350		1,350	945
Residual		7,841					
		1.100 acres		Total land value		151,350	105,945

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	3
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	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Living area	2,968
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
		Actual Year Built: 1979		

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,968	437,070
Basement	Full with walk				
Heating	Yes	A/C Yes			12,430
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			14,500
Additions					43,400
Other Features		WB Stks	RR		38,561
Sub-Total					545,961
Grade	B	Factor 1.2600			687,911
CDU		C&D Factor 1.00			687,911
Depreciation		35 %			447,142
Computed cost value @ 70%					312,999

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	320	8,477
P Porches, Patios, Decks	F0FF Frame open first flo	16	975
P Porches, Patios, Decks	F0FF Frame open first flo	36	2,193
P Porches, Patios, Decks	BPAT Brick/flagstone pati	288	6,568
Total additions			43,400

