

Property at 00030 HEMLOCK LANE

Prop ID 2630030

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Administrative Information

Owner name: QURESHI ASHER REHAN AHMED &
 Second name: HUNG-QURESHI YIN FEI
 Address: 30 HEMLOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2630030 Neigh.: Zone: R40 Vol: 502 Page: 855

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Jul-2004
Resident Land	.92	105,000				Sale price: 340,000
Resident Dwelling	1.00	201,740				Sale valid: Y
					Values	
Resident Excess	.12	630			Mkt value :	
					Cost value:	439,100
Summary			Utilities		Sales ratios	
Total assessments		307,370	Water	Connecticut	Cost/sale :	1.2915
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		307,370	Gas	None	Assmt/sale:	.9040

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	.120	7,500	900			900	630
Residual		5,227						
		1.040 acres	Total land value				150,900	105,630

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	
Garage	12	Basement 2 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	1
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				938	252,190
Basement	Full with walk						
Heating	Yes	A/C Yes					7,260
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas		11,000
Attic	None		Attic size:				
Additions							64,198
Other Features		WB Stks	M Stks		Bsmt Gar		17,250
Sub-Total							351,898
Grade	B		Factor 1.2600				443,391
CDU			C&D Factor 1.00				443,391
Depreciation			35 %				288,204
Computed cost value @ 70%							201,743

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	FRUF Frame upper full	24	2,010
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	DECK Wood deck	24	636
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	DECK Wood deck	244	6,464
L Living Area	AIR Air conditioning	264	803
L Living Area	AIR Air conditioning	28	85
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	DECK Wood deck	56	1,483
Total additions			64,198

Scale: 1" = 7.09 feet