

Property at 00035 HEMLOCK LANE

Prop ID 2630035

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Administrative Information

Owner name: KASWER CHRISTOPHER W &
 Second name: LICIA A
 Address: 35 HEMLOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2630035 Neigh.: Zone: R40 Vol: 416 Page: 529

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,239	209,550
Basement	Full			
Heating	Yes	A/C Yes		6,010
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p Saunas	15,000
Attic	None	Attic size:		
Additions				252,312
Other Features	Mason Trim WB Stks			8,647
Sub-Total				491,519
Grade	B	Factor 1.2600		619,314
CDU		C&D Factor 1.00		619,314
Depreciation		35 %		402,554
		Computed cost value @ 70%		281,788

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Nov-2001
Resident Land	.92	105,000			Sale price: 377,000
Resident Dwelling	1.00	281,790			Sale valid: Y
Resident Outbldg	1.00	1,190			Values
Resident Excess	.26	1,370			Mkt value :
					Cost value: 556,214
Summary		Utilities		Sales ratios	
Total assessments	389,350	Water	Connecticut	Cost/sale :	1.4754
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	389,350	Gas	None	Assmt/sale:	1.0328

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	.260	7,500	1,950		1,950	1,365
Residual	11,326						
1.180 acres		Total land value		151,950		106,365	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	704	80,595
L Living Area	FRUF Frame upper full	704	58,946
L Living Area	BSMT Basement addition	704	12,973
L Living Area	FRFF Frame first floor	225	25,758
G Garages	FRL Attached frame GT 65	660	29,569
L Living Area	FRFF Frame first floor	239	27,361
L Living Area	BSMT Basement addition	239	4,404
P Porches, Patios, Decks	CPAT Concrete patio	480	4,091
L Living Area	AIR Air conditioning	704	2,140
L Living Area	AIR Air conditioning	704	2,140
L Living Area	AIR Air conditioning	239	727
L Living Area	AIR Air conditioning	225	684

Total additions 252,312

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	14	112	30.00	2003	C	3,360	50	1,700
Utility Shed									
Value at 70%	1,190		Value at 100%		1,700				

