

Property at 00036 HEMLOCK LANE

Prop ID 2630036

Printed 27-Sep-2024 8:32 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: AKHTAR MIRZA SOHAIL  
Second name:  
Address: 36 HEMLOCK LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
Lot: 2630036 Neigh.: Zone: R40 Vol: 790 Page: 716

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 23-Mar-2018 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .92  | 105,000 |            |        | Sale price: 241,000    |
| Resident Dwelling | 1.00 | 289,630 |            |        | Sale valid: 25         |

## Exemptions

## Last sale

|                 |     |     |
|-----------------|-----|-----|
| Resident Excess | .16 | 840 |
|-----------------|-----|-----|

## Summary

|                   |         |       |             |             |        |
|-------------------|---------|-------|-------------|-------------|--------|
| Total assessments | 395,470 | Water | Connecticut | Cost/sale : | 2.3442 |
| Total exemptions  |         | Sewer | Septic      | Mkt/sale :  |        |
| Net assessment    | 395,470 | Gas   | None        | Assmt/sale: | 1.6410 |

## 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     | .160       | 7,500   | 1,200   |           | 1,200   | 840       |
| Residual     | 6,970  |            |         |         |           |         |           |

1.080 acres

Total land value

151,200

105,840

## 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 8           |
| Interior Walls | 02   | Drywall          | Garage cars 2           |
| Floors         | 05   | W/W over sub-flo | 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 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  | 05   | Living Area W/ A | Addtn'l fixtures 1      |
| Air Condition  | 01   | Central Air      | Rec Room Size 1,000     |
| Interior Cond  | 05   | Good             | Whirlpools 1            |
| Exterior Cond  | 05   | Good             | Living area 3,060       |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 2            |
|                |      |                  | W/B openings 3          |
|                |      |                  | Actual Year Built: 1983 |

## Building Valuation Summary

|                |                |                           | Area         |         |
|----------------|----------------|---------------------------|--------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt            | 1,080        | 279,920 |
| Basement       | Full with walk |                           |              |         |
| Heating        | Yes            | A/C Yes                   |              | 8,040   |
| Plumbing       | 3 F/B          | 1 H/B                     | 1 Add'l fix. | 1 Wh/p  |
| Attic          | None           |                           | Attic size:  | Saunas  |
| Additions      |                |                           |              | 162,715 |
| Other Features | WB Stks        | RR                        |              | 38,021  |
| Sub-Total      |                |                           |              | 505,196 |
| Grade          | B              | Factor 1.2600             |              | 636,547 |
| CDU            |                | C&D Factor 1.00           |              | 636,547 |
| Depreciation   |                | 35 %                      |              | 413,756 |
|                |                | Computed cost value @ 70% |              | 289,629 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 576  | 25,187 |
| P Porches, Patios, Decks | DECK Wood deck            | 30   | 795    |
| P Porches, Patios, Decks | F0FF Frame open first flo | 196  | 11,941 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 196  | 4,470  |
| P Porches, Patios, Decks | DECK Wood deck            | 224  | 5,934  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 224  | 5,108  |
| L Living Area            | FRFF Frame first floor    | 152  | 17,401 |
| L Living Area            | BSMT Basement addition    | 152  | 2,801  |
| L Living Area            | FRFF Frame first floor    | 484  | 55,409 |
| L Living Area            | FRUH Frame upper half     | 484  | 24,750 |
| L Living Area            | BSMT Basement addition    | 484  | 8,919  |

Total additions 162,715

