

Property at 00040 HEMLOCK LANE

Prop ID 2630040

Printed 06-Feb-2024 1:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BURSON JAMES & ALICE
 Second name:
 Address: 40 HEMLOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2630040 Neigh.: Zone: Vol: 773 Page: 998

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Apr-2022
Resident Land	.92	105,000				Sale price: 480,000
Resident Dwelling	1.00	229,690				Sale valid:
					Values	
Resident Excess	1.58	8,300			Mkt value :	
					Cost value:	489,986
Summary			Utilities		Sales ratios	
Total assessments		342,990	Water	Connecticut	Cost/sale :	1.0208
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		342,990	Gas	None	Assmt/sale:	.7146

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	1.580	7,500	11,850		11,850	8,295
Residual		68,825					
2.500 acres				Total land value		161,850	113,295

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	1,227	269,110
Basement	Full with walk						
Heating	Yes	A/C	Yes			7,720	
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000	
Attic	None	Attic size:					
Additions						58,804	
Other Features	WB Stks		RR		29,299		
Sub-Total						373,933	
Grade	B+	Factor 1.3500			504,810		
CDU		C&D Factor 1.00			504,810		
Depreciation		35 %			328,127		
Computed cost value @ 70%					229,689		

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	42	1,113
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRUF Frame upper full	286	23,947
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	AIR Air conditioning	286	869
L Living Area	AIR Air conditioning	52	158

Total additions 58,804

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	43	B+	Addn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	05	Half Story Finis	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

