

Property at 00011 HILLCREST DRIVE

Prop ID 2740011

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Administrative Information

Owner name: LEDUC GARY & MARC
 Second name:
 Address: 11 HILLCREST DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 2740011 Neigh.: SL Zone: R15 Vol: 725 Page: 229

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Dec-2018
Resident Land	.34	70,000				Sale price: 70,000
Resident Outbldg	1.00	2,170				Sale valid: 08
Resident Dwelling	1.00	81,660				Values
Resident Excess	.75	3,940				Mkt value :
						Cost value: 225,386
Summary			Utilities		Sales ratios	
Total assessments		157,770	Water	Well	Cost/sale :	3.2198
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		157,770	Gas	None	Assmt/sale:	2.2539

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.750	7,500	5,625			5,625	3,938
Residual		32,670						
1.090 acres				Total land value			105,625	73,938

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	27	C-	Whirlpools	
Garage	99	None	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	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1938	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	560
Basement	Full		120,190
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			68,129
Other Features	WB Stks		6,750
Sub-Total			195,069
Grade	C-	Factor .9200	179,463
CDU		C&D Factor 1.00	179,463
Depreciation		35 %	116,651
		Computed cost value @ 70%	81,656

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	FRFF Frame first floor	353	40,412
P Porches, Patios, Decks	DECK Wood deck	182	4,821
Total additions			68,129

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	13	16	208	30.00	1993	C	6,240	50	3,100
Utility Shed									
Value at 70%			2,170				Value at 100%		3,100

