

Property at 00008 HUNTER ROAD

Prop ID 2820008

Printed 06-Feb-2024 2:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CILTEA RADU &
 Second name: CILTEA ALIA IOANA
 Address: 8 HUNTER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2820008 Neigh.: Zone: R40 Vol: 742 Page: 681

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2020
Resident Land	.92	94,500				Sale price: 380,000
Resident Dwelling	1.00	171,770				Sale valid:
					Values	
Resident Excess	.26	1,370				Mkt value :
					Cost value: 382,343	
Summary			Utilities		Sales ratios	
Total assessments		267,640	Water	Well	Cost/sale :	1.0062
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		267,640	Gas	None	Assmt/sale:	.7043

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.260	7,500	1,950			1,950	1,365
Residual		11,326						
1.180 acres				Total land value			136,950	95,865

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				936	251,790
Basement	Full						
Heating	Yes	A/C Yes					7,250
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas			10,000
Attic	None	Attic size:					
Additions							68,760
Other Features	WB Stks			Bsmt Gar			11,750
Sub-Total							349,550
Grade	C+	Factor 1.0800					377,514
CDU		C&D Factor 1.00					377,514
Depreciation		35 %					245,384
Computed cost value @ 70%							171,769

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	36	3,297
L Living Area	AIR Air conditioning	36	109
L Living Area	BSMT Basement addition	440	8,108
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	AIR Air conditioning	440	1,338
P Porches, Patios, Decks	DECK Wood deck	209	5,536
Total additions			68,760

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	01	Clapboards		
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	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	3
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,348
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1991				

