

Property at 00009 HUNTER ROAD

Prop ID 2820009

Printed 06-Feb-2024 2:53 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ARSENAULT JOSEPH D
Second name:
Address: 9 HUNTER ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 2820009 Neigh.: Zone: R40 Vol: 578 Page: 703

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	170,170
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Jul-2008
Sale price: 288,000
Sale valid:

Values

Mkt value :
Cost value: 379,500

Summary

Total assessments	265,650
Total exemptions	
Net assessment	265,650

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3177
Mkt/sale :
Assmt/sale: .9224

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							

.920 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	08	Geothermal	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	792	223,670
Basement	Full				
Heating	No	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None		Attic size:		
Additions					106,884
Other Features		WB Stks			6,750

Sub-Total			346,304
Grade	C+	Factor 1.0800	374,008
CDU		C&D Factor 1.00	374,008
Depreciation		35 %	243,105
		Computed cost value @ 70%	170,174

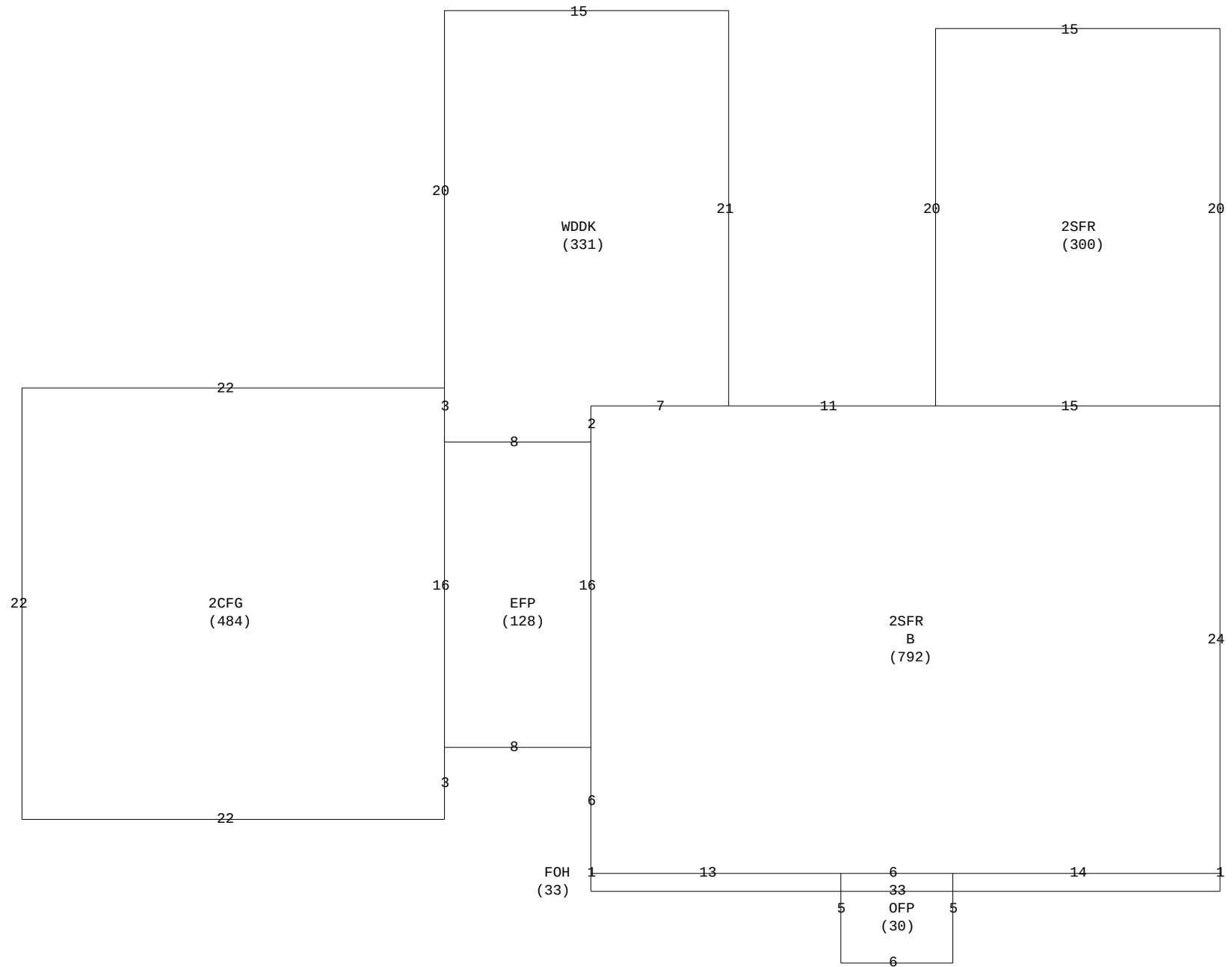
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	FEFF Frame enclosed first	128	12,206
P Porches, Patios, Decks	DECK Wood deck	331	8,768
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	FRUF Frame upper full	300	25,119
L Living Area	OVER Frame Overhang	33	3,022
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828

Total additions 106,884

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	16	12	192	30.00		E	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400



2SFR ADDITION - 50% COMPLETE C/B 2017