

Property at 00016 HUNTER ROAD

Prop ID 2820016

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Administrative Information

Owner name: GREEN WILLIAM G AND
 Second name: COLLEEN A
 Address: 16 HUNTER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 2820016 Neigh.: Zone: R40 Vol: 563 Page: 307

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-2007
Resident Land	.92	94,500				Sale price: 275,000
Resident Dwelling	1.00	163,430				Sale valid:
Resident Outbldg	1.00	1,540				Values
Resident Excess	.26	1,370				Mkt value :
						Cost value: 372,629
Summary			Utilities		Sales ratios	
Total assessments		260,840	Water	Well	Cost/sale :	1.3550
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		260,840	Gas	None	Assmt/sale:	.9485

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

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	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	33	C+	Addtn'l fixtures	
Garage	12	Basement 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	650	195,940	
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					112,834
Other Features	WB Stks	RR	Bsmt Gar		18,797
Sub-Total					332,571
Grade	C+	Factor 1.0800			359,177
CDU		C&D Factor 1.00			359,177
Depreciation		35 %			233,465
Computed cost value @ 70%					163,426

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	304	34,802
L Living Area	FRUH Frame upper half	304	15,545
L Living Area	BSMT Basement addition	304	5,602
L Living Area	FRFF Frame first floor	32	3,663
P Porches, Patios, Decks	FEFF Frame enclosed first	28	2,670
P Porches, Patios, Decks	BPAT Brick/flagstone pati	300	6,841
L Living Area	BSMT Basement addition	168	3,096
P Porches, Patios, Decks	FEFF Frame enclosed first	336	32,042
L Living Area	BSMT Basement addition	336	6,192
L Living Area	OVER Frame Overhang	26	2,381
Total additions			112,834

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00	2003	C	4,320	50	2,200
Utility Shed									
Value at 70%			1,540	Value at 100%			2,200		

