

Property at 00027 HUNTER ROAD

Prop ID 2820027

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

Administrative Information

Owner name: KAYE LINDA A
Second name:
Address: 27 HUNTER ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 2820027 Neigh.: Zone: R40 Vol: 241 Page: 708

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-May-1975
Resident Land	.92	94,500				Sale price: 56,000
Resident Dwelling	1.00	194,280				Sale valid: Y
					Values	
Resident Excess	.06	320				Mkt value : Cost value: 413,000
Summary			Utilities		Sales ratios	
Total assessments	289,100		Water	Well	Cost/sale :	7.3750
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	289,100		Gas	None	Assmt/sale:	5.1625

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	.060	7,500	450			450	315
Residual		2,614						
				.980 acres	Total land value		135,450	94,815

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	660	197,890
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 8,500
Attic	None		Attic size:		
Additions					167,683
Other Features	WB Stks	RR			21,285
Sub-Total					395,358
Grade	C+	Factor 1.0800			426,987
CDU		C&D Factor 1.00			426,987
Depreciation		35 %			277,542
Computed cost value @ 70%					194,279

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	21	1,923
L Living Area	FRFF Frame first floor	483	55,294
L Living Area	FRUF Frame upper full	483	40,442
L Living Area	BSMT Basement addition	241	4,441
L Living Area	FRFF Frame first floor	39	4,465
P Porches, Patios, Decks	DECK Wood deck	200	5,298
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	204	23,354
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	OVER Frame Overhang	30	2,748

Total additions 167,683

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	Rec Room Size 240
Air Condition	99	None	Whirlpools	Living area 2,529
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1961				

