

Property at 00028 HUNTER ROAD

Prop ID 2820028

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

Administrative Information

Owner name: VALERIO JOSEPH A & ANNE M

Second name:

Address: 28 HUNTER ROAD

City/state: AVON CT Zip: 06001

-Location Information-

Map: 007

Clerk map:

Lot: 2820028

Neigh.:

Zone: R40

Vol: 608

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Assessments

Assmt category	Qty	Amount
Resident Land	.88	94,500
Resident Dwelling	1.00	158,950
Resident Outbldg	1.00	490

Exemptions

Exempt	Cat	Amount

-Last sale-

Sale date:	22-Jul-1998
Sale price:	193,000
Sale valid:	

—Values:

Mkt value :
Cost value: 362,771

Summary

Total assessments	253,940
Total exemptions	
Net assessment	253,940

—Utilities

Water	Well
Sewer	Septic
Gas	None

-Sales ratios-

Cost/sale :	1.8796
Mkt/sale :	
Assmt/sale:	1.3158

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.880	135,000	135,000		135,000	94,500
Primary Site		38,333					

.880 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	09	Dutch Colonial				
Exterior Walls	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	7	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f	22
Heating System	01	Hot Water	Full Baths	1	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addtn'l fixtures		Rec Room Size	
Grade	33	C+	Whirlpools		Living area	2,188
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	01	Full	W/B stacks	2		
Bsmt Fin Qual	01	Unfinished	W/B openings	3		
Air Condition	99	None				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1960			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				660	197,890
Heating	Yes	A/C No				
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	3,500
Attic	None	Attic size:				
Additions						106,083
Other Features	WB Stks					16,000
Sub-Total						323,473
Grade	C+	Factor 1.0800				349,351
CDU		C&D Factor 1.00				349,351
Depreciation				35 %		227,078
					Computed cost value @ 70%	158,955

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	384	43,961
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRUF Frame upper full	484	40,525

Total additions	106,083
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	6	48	30.00		C	1,440	50	700
Utility Shed									
Value at 70%		490					Value at 100%		700

