

Property at 00039 HUNTER ROAD

Prop ID 2820039

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Administrative Information

Owner name: MCHARDY DOUGLAS R AND
 Second name: CHRISTINE A
 Address: 39 HUNTER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 2820039 Neigh.: Zone: R40 Vol: 081 Page: 0435

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 02-Apr-1973
Resident Land	.81	94,500	AAA Veteran	1,000	Sale price: 32,000
Resident Dwelling	1.00	128,410	BAD Add Vet	2,000	Sale valid: Y
Resident Outbldg	1.00	1,330	DAC Veteran	10,000	
				Values	
				Mkt value :	
				Cost value: 320,343	
Summary		Utilities		Sales ratios	
Total assessments	224,240	Water	Well	Cost/sale :	10.0107
Total exemptions	13,000	Sewer	Public sewer	Mkt/sale :	
Net assessment	211,240	Gas	None	Assmt/sale:	7.0075

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.810	135,000	135,000			135,000	94,500
Primary Site		35,284						
		.810 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	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	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1955	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	864
Basement	Full		207,290
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,000
Other Features	Mason Trim WB Stks		58,791
			11,147
Sub-Total			282,228
Grade	C	Factor 1.0000	282,228
CDU		C&D Factor 1.00	282,228
Depreciation		35 %	183,448
		Computed cost value @ 70%	128,414

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
P Porches, Patios, Decks	DECK Wood deck	112	2,967
P Porches, Patios, Decks	FEFF Frame enclosed first	72	6,866
G Garages	FR Attached frame LE 65	528	23,314
Total additions			58,791

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	16	8	128	30.00		C	3,840	50	1,900
Utility Shed									
Value at 70%		1,330					Value at 100%		1,900

