

Property at 00012 HURDLE FENCE DRIVE

Prop ID 2850012

Printed 06-Feb-2024 2:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MINDZAK PAVEL & LUBICA
 Second name:
 Address: 12 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2850012 Neigh.: Zone: R40 Vol: 609 Page: 351

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	318,820
Resident Outbldg	1.00	25,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Aug-2010
 Sale price: 515,000
 Sale valid:

Values

Mkt value :
 Cost value: 641,629

Summary

Total assessments	449,140
Total exemptions	
Net assessment	449,140

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2459
 Mkt/sale :
 Assmt/sale: .8721

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.050	7,500	375			375	263
Residual		2,178						

.970 acres

Total land value

150,375

105,263

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	40	B		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1963

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,308	324,440
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	9,000
Additions					186,017
Other Features	Mason Trim	WB Stks	RR		36,648
Sub-Total					556,105
Grade	B	Factor 1.2600			700,692
CDU		C&D Factor 1.00			700,692
Depreciation		35 %			455,450
		Computed cost value @ 70%			318,815

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	300	6,841
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
L Living Area	FRFF Frame first floor	1,066	122,037
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
G Garages	FR Attached frame LE 65	636	27,528
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	UTIL Utility building	68	1,942

Total additions 186,017

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP3 Pool w/ Reinfor Conc	18	36	648	110.5		C	71,636	50	35,800
Value at 70%			25,060				Value at 100%		35,800

