

Property at 00027 HURDLE FENCE DRIVE

Prop ID 2850027

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

Administrative Information

Owner name: FISHER EDWARD A TRUSTEE
 Second name:
 Address: 27 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2850027 Neigh.: Zone: R40 Vol: 507 Page: 0111

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	264,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jan-1990
 Sale price: 265,000
 Sale valid: Y

Values

Resident Excess		Value
.03	160	

Mkt value :
 Cost value: 527,686

Summary

Total assessments	369,380
Total exemptions	
Net assessment	369,380

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.9913
 Mkt/sale :
 Assmt/sale: 1.3939

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres Total land value 150,225 105,158

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	01	Plaster	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	36
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	99	None	Masonry trim sf	128
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	1
Air Condition	99	None	Whirlpools	
Interior Cond	05	Good	Rec Room Size	300
Exterior Cond	05	Good	Living area	3,048
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,024	234,540
Basement	Full			
Heating	Yes	A/C No		
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 10,500
Attic	None	Attic size:		
Additions				188,562
Other Features	Mason Trim WB Stks	RR		27,274

Sub-Total			460,876
Grade	B	Factor 1.2600	580,704
CDU		C&D Factor 1.00	580,704
Depreciation		35 %	377,458
		Computed cost value @ 70%	264,221

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	828	94,790
L Living Area	FRFF Frame first floor	324	37,092
L Living Area	FRFF Frame first floor	224	25,644
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
G Garages	FR Attached frame LE 65	576	25,187

Total additions 188,562

