

Property at 00030 HURDLE FENCE DRIVE

Prop ID 2850030

Printed 06-Feb-2024 2:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VELASCO JESUS & AMY
 Second name:
 Address: 30 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2850030 Neigh.: Zone: R40 Vol: 751 Page: 662

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	230,760
Resident Outbldg	1.00	14,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Dec-2020
 Sale price: 355,000
 Sale valid:

Values

Mkt value :
 Cost value: 502,914

Summary

Total assessments	352,040
Total exemptions	
Net assessment	352,040

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4167
 Mkt/sale :
 Assmt/sale: .9917

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	.260	7,500	1,950			1,950	1,365
Residual		11,326						

1.180 acres

Total land value

151,950

106,365

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable	Story Height 2.0	
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	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	
Grade	40	B	Full Baths	3
Garage	12	Basement 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	368
Air Condition	06	Ductless Split U	Whirlpools	2,575
Interior Cond	05	Good	Living area	
Exterior Cond	05	Good	# Living Units	

Actual Year Built: 1965

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	975	259,410
Basement	Full				
Heating	Yes	A/C Yes			7,460
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	13,500
Attic	None		Attic size:	Saunas	
Additions					93,041
Other Features	WB Stks	RR	Bsmt Gar		29,104
Sub-Total					402,515
Grade	B	Factor 1.2600			507,169
CDU		C&D Factor 1.00			507,169
Depreciation		35 %			329,660
Computed cost value @ 70%					230,762

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	586	67,086
L Living Area	BSMT Basement addition	586	10,799
P Porches, Patios, Decks	DECK Wood deck	280	7,417
P Porches, Patios, Decks	CPAT Concrete patio	280	2,386
L Living Area	OVER Frame Overhang	39	3,572
L Living Area	AIR Air conditioning	586	1,781

Total additions 93,041

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	36	576	74.05		C	42,653	50	21,300
Value at 70%									
			14,910				Value at 100%		21,300

