

Property at 00035 HURDLE FENCE DRIVE

Prop ID 2850035

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Administrative Information

Owner name: DIBICCARI NEIL D
 Second name:
 Address: 35 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2850035 Neigh.: Zone: R40 Vol: 671 Page: 937

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Mar-2014
Resident Land	.92	105,000				Sale price: 349,000
Resident Dwelling	1.00	200,070				Sale valid:
Resident Outbldg	1.00	1,680				Values
Resident Excess	.14	740				Mkt value :
						Cost value: 439,271
Summary			Utilities		Sales ratios	
Total assessments		307,490	Water	Well	Cost/sale :	1.2587
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		307,490	Gas	None	Assmt/sale:	.8811

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	.140	7,500	1,050			1,050	735
Residual		6,098						
1.060 acres				Total land value			151,050	105,735

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				912	247,110
Basement	Full						
Heating	Yes	A/C Yes					7,120
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							72,254
Other Features		WB Stks					13,500
Sub-Total							348,984
Grade	B	Factor 1.2600					439,720
CDU		C&D Factor 1.00					439,720
Depreciation		35 %					285,818
		Computed cost value @ 70%					200,073

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	448	11,868
L Living Area	FRFF Frame first floor	192	21,980
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	192	584
Total additions			72,254

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2021	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

