

Property at 00038 HURDLE FENCE DRIVE

Prop ID 2850038

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Administrative Information

Owner name: DOWNS CHANDLER TRUSTEE
Second name: DOWNS CHILDRENS TRUST
Address: 38 HURDLE FENCE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 2850038 Neigh.: Zone: R40 Vol: 728 Page: 1031

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	204,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Jan-1981
Sale price: 121,500
Sale valid:

Values

Resident Excess	.03	160	Mkt value :	
			Cost value:	442,600

Summary

Total assessments	309,820
Total exemptions	
Net assessment	309,820

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.6428
Mkt/sale :
Assmt/sale: 2.5500

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	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	05	Electric B/B	Unfinished area	
Fuel	03	Electric	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	360
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	537
Exterior Cond	05	Good	Living area	2,193
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,074	278,750
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None	Attic size:		
Additions				44,556
Other Features	Mason Trim WB Stks	RR		24,673

Sub-Total			356,979
Grade	B	Factor 1.2600	449,794
CDU		C&D Factor 1.00	449,794
Depreciation		35 %	292,366
		Computed cost value @ 70%	204,656

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
L Living Area	OVER Frame Overhang	45	4,121

Total additions 44,556

