

Property at 00041 HURDLE FENCE DRIVE

Prop ID 2850041

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Administrative Information

Owner name: GABRIEL STEVEN L & LAURA E
 Second name:
 Address: 41 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2850041 Neigh.: Zone: R40 Vol: 731 Page: 242

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 12-Aug-2019	
Resident Land	.92 105,000			Sale price: 401,000	
Resident Dwelling	1.00 206,090			Sale valid:	
				Values	
Resident Excess	.12 630			Mkt value :	
				Cost value:	445,314
Summary		Utilities		Sales ratios	
Total assessments	311,720	Water	Well	Cost/sale :	1.1105
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	311,720	Gas	None	Assmt/sale:	.7774

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	.120	7,500	900		900	630
Residual		5,227					
		1.040 acres	Total land value			150,900	105,630

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	884	241,640	
Basement	Full				
Heating	Yes	A/C Yes		6,960	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					83,052
Other Features		WB Stks	RR		19,336
Sub-Total					359,488
Grade	B	Factor 1.2600			452,955
CDU		C&D Factor 1.00			452,955
Depreciation		35 %			294,421
		Computed cost value @ 70%			206,095

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	BPAT Brick/flagstone pati	352	8,027
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	BSMT Basement addition	260	4,791
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	260	790
P Porches, Patios, Decks	DECK Wood deck	234	6,199
Total additions			83,052

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	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

