

Property at 00049 HURDLE FENCE DRIVE

Prop ID 2850049

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## Administrative Information

Owner name: RAFTERY KATHERINE J & CONNOR P  
 Second name:  
 Address: 49 HURDLE FENCE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
 Lot: 2850049 Neigh.: Zone: R40 Vol: 761 Page: 577

| Assessments       |         | Exemptions |              | Last sale    |                        |
|-------------------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty     | Amount     | Exempt Cat   | Amount       | Sale date: 22-Jun-2021 |
| Resident Land     | .92     | 105,000    |              |              | Sale price: 545,500    |
| Resident Dwelling | 1.00    | 255,480    |              |              | Sale valid:            |
| Resident Outbldg  | 1.00    | 2,520      |              |              | Values                 |
|                   |         |            |              |              | Mkt value :            |
| Resident Excess   | .08     | 420        |              |              | Cost value: 519,171    |
| Summary           |         | Utilities  |              | Sales ratios |                        |
| Total assessments | 363,420 | Water      | Well         | Cost/sale :  | .9517                  |
| Total exemptions  |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    | 363,420 | Gas        | None         | Assmt/sale:  | .6662                  |

## 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     | .080             | 7,500   | 600     |           | 600     | 420       |
| Residual     | 3,485  |                  |         |         |           |         |           |
| 1.000 acres  |        | Total land value |         | 150,600 |           | 105,420 |           |

## 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          | Bedrooms                | 4 |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms            | 1 |
| 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: 1967 |   |

## Building Valuation Summary

|                |       |                           |              | Area |         |
|----------------|-------|---------------------------|--------------|------|---------|
| Dwelling       | Frame | 2 story w/bsmt            |              | 962  | 256,870 |
| Basement       | Full  |                           |              |      |         |
| Heating        | Yes   | A/C Yes                   |              |      | 7,390   |
| Plumbing       | 2 F/B | 1 H/B                     | 1 Add'l fix. | Wh/p | 9,000   |
| Attic          | None  |                           | Attic size:  |      |         |
| Additions      |       |                           |              |      | 158,869 |
| Other Features |       | WB Stks                   |              |      | 13,500  |
| Sub-Total      |       |                           |              |      | 445,629 |
| Grade          | B     | Factor 1.2600             |              |      | 561,493 |
| CDU            |       | C&D Factor 1.00           |              |      | 561,493 |
| Depreciation   |       | 35 %                      |              |      | 364,970 |
|                |       | Computed cost value @ 70% |              |      | 255,479 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 240  | 22,887 |
| L Living Area            | FRFF Frame first floor    | 410  | 46,937 |
| L Living Area            | FRUF Frame upper full     | 410  | 34,329 |
| G Garages                | FRL Attached frame GT 65  | 726  | 32,526 |
| L Living Area            | OVER Frame Overhang       | 100  | 9,159  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 25   | 1,523  |
| L Living Area            | AIR Air conditioning      | 410  | 1,246  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 450  | 10,262 |

Total additions 158,869

## Outbuilding Information

| Description  | Wid   | Len | Area          | Rate  | Year  | Cnd | RCN   | Depr | Value |
|--------------|-------|-----|---------------|-------|-------|-----|-------|------|-------|
| RS1 Frame    | 12    | 20  | 240           | 30.00 | 2018  | C   | 7,200 | 50   | 3,600 |
| Utility Shed |       |     |               |       |       |     |       |      |       |
| Value at 70% | 2,520 |     | Value at 100% |       | 3,600 |     |       |      |       |

