

Property at 00050 HURDLE FENCE DRIVE

Prop ID 2850050

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Administrative Information

Owner name: ROY CHRISTOPHER J AND
Second name: THERESA T
Address: 50 HURDLE FENCE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 2850050 Neigh.: Zone: R40 Vol: 352 Page: 880

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	164,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Jul-1998
Sale price: 226,000
Sale valid: Y

Values

Resident Excess			Mkt value :	Cost value:
.01	50			384,614

Summary

Total assessments	
269,230	
Total exemptions	
Net assessment	269,230

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.7018
Mkt/sale :
Assmt/sale: 1.1913

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	.010	7,500	75			75	53
Residual		436						

.930 acres Total land value 150,075 105,053

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size 660
Grade	33	C+	Whirlpools Living area 1,666
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1964

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		1,666	265,740
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				39,589
Other Features	WB Stks	RR		23,784

Sub-Total			334,113
Grade	C+	Factor 1.0800	360,842
CDU		C&D Factor 1.00	360,842
Depreciation		35 %	234,547
		Computed cost value @ 70%	164,183

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	744	19,709
G Garages	FR Attached frame LE 65	440	19,880

Total additions 39,589

