

Property at 00058 HURDLE FENCE DRIVE

Prop ID 2850058

Printed 06-Feb-2024 2:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACDONALD MARY F
 Second name:
 Address: 58 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 2850058 Neigh.: Zone: R40 Vol: 321 Page: 1069

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 31-Jul-1996
Resident Land	.92	105,000			Sale price: 275,000
Resident Dwelling	1.00	242,270			Sale valid: Y
Resident Outbldg	1.00	27,440			

Values

Resident Excess	.02	110	Mkt value :	
			Cost value:	535,457

Summary

Total assessments	374,820	Water Well	Cost/sale :	1.9471
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	374,820	Gas None	Assmt/sale:	1.3630

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	.020	7,500	150		150	105
Residual		871					

.940 acres

Total land value

150,150

105,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	12	Basement 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	300
Air Condition	01	Central Air	Whirlpools	2,472
Interior Cond	05	Good	Rec Room Size	
Exterior Cond	05	Good	Living area	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	864	207,290
Basement	Full				
Heating	Yes	A/C Yes			5,980
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None		Attic size:	Saunas	
Additions					173,213
Other Features	WB Stks	RR	Bsmt Gar		27,606
Sub-Total					422,589
Grade	B	Factor 1.2600			532,462
CDU		C&D Factor 1.00			532,462
Depreciation		35 %			346,100
		Computed cost value @ 70%			242,270

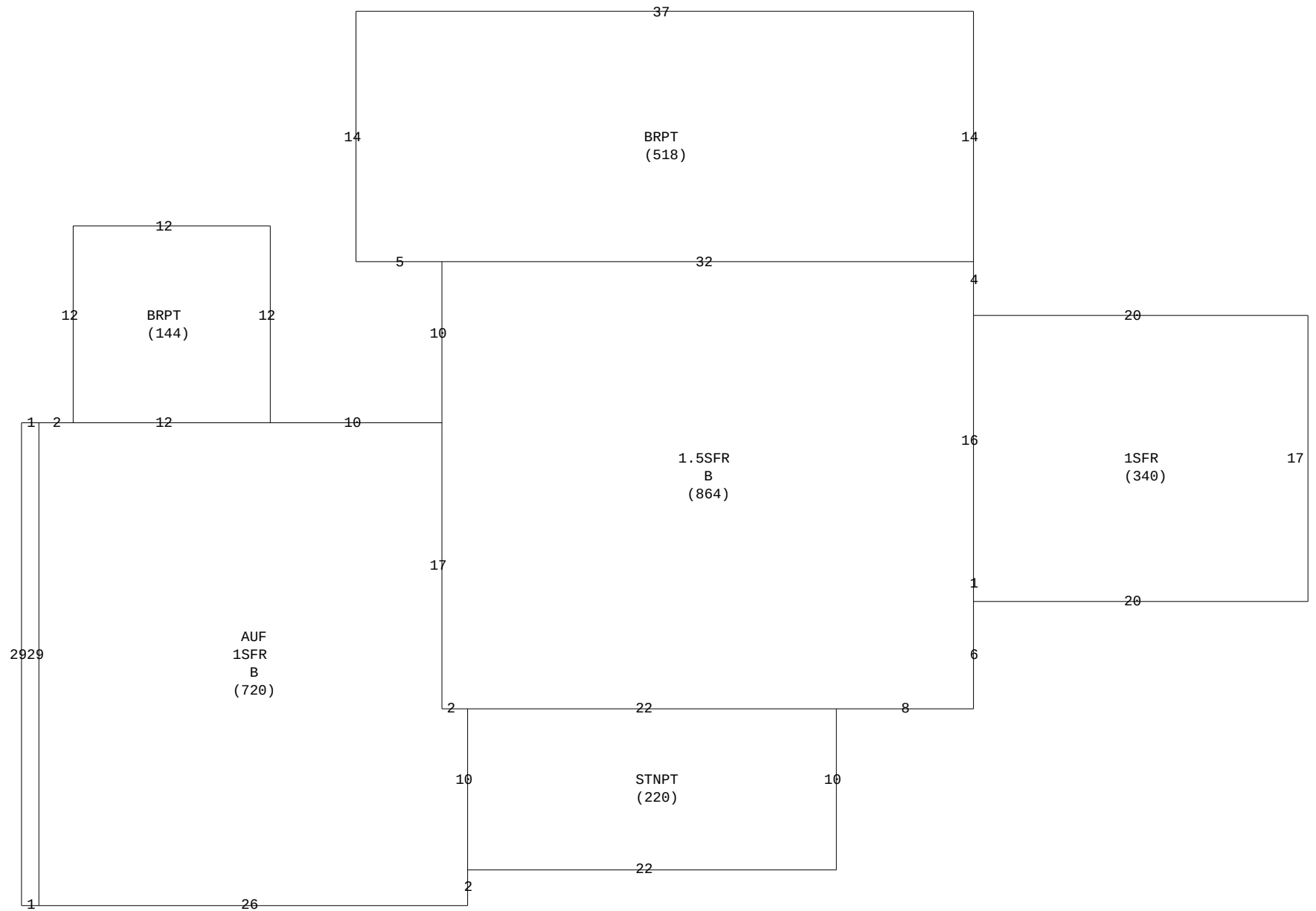
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	518	11,812
L Living Area	FRFF Frame first floor	340	38,924
P Porches, Patios, Decks	BPAT Brick/flagstone pati	220	5,017
L Living Area	FRFF Frame first floor	720	82,426
L Living Area	UATT Unfinished attic	720	12,604
L Living Area	BSMT Basement addition	720	13,268
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
L Living Area	OVER Frame Overhang	29	2,656
L Living Area	AIR Air conditioning	1,060	3,222

Total additions 173,213

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C18 1 story frame	24	30	720	109.0		C	78,480	50	39,200
Value at 70%			27,440				Value at 100%		39,200



THERE IS A BARN WHICH WAS CONVERTED TO A RESIDENCE IN 1980. 720 SQ FT