

Property at 00071 HURDLE FENCE DRIVE

Prop ID 2850071

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Administrative Information

Owner name: ZENG DIANA XI &
 Second name: COSTER SAMUEL AUSTIN
 Address: 71 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map: 10 053
 Lot: 2850071 Neigh.: Zone: R40 Vol: 763 Page: 098

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	378,190

Exemptions

Exempt Cat	Amount
Resident Excess	.89 4,690

Last sale

Sale date: 20-Jul-2021
 Sale price: 575,000
 Sale valid:

Values

Mkt value :
 Cost value: 696,971

Summary

Total assessments	487,880
Total exemptions	
Net assessment	487,880

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2121
 Mkt/sale :
 Assmt/sale: .8485

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	.894	7,500	6,705		6,705	4,694
Residual		38,943					

1.814 acres

Total land value

156,705

109,694

Building Valuation Summary

Dwelling	Frame	2 1/2 story w/bsmt	Area	382,160
Basement	Full		1,280	
Heating	Yes	A/C Yes		10,960
Plumbing	4 F/B	H/B Add'l fix.	Wh/p	15,000
Attic	None	Attic size:		
Additions				176,531
Other Features	WB Stks	RR		31,043
Sub-Total				615,694
Grade	B+	Factor 1.3500		831,187
CDU		C&D Factor 1.00		831,187
Depreciation		35 %		540,272
		Computed cost value @ 70%		378,190

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	655	17,351
L Living Area	FRFF Frame first floor	447	51,173
L Living Area	FRFF Frame first floor	360	41,213
P Porches, Patios, Decks	FOFF Frame open first flo	62	3,777
G Garages	FRL Attached frame GT 65	972	43,548
L Living Area	UATT Unfinished attic	972	17,016
L Living Area	AIR Air conditioning	447	1,359
L Living Area	AIR Air conditioning	360	1,094

Total additions 176,531

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 11
Interior Walls	01	Plaster	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 5
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f 32
Grade	43	B+	Full Baths 4
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	04	Loft	Finish bsmt sz
Basement	01	Full	Rec Room Size 700
Bsmt Fin Qual	03	Rec Room W/ Air	Living area 4,283
Air Condition	01	Central Air	Whirlpools
Interior Cond	05	Good	Saunas
Exterior Cond	05	Good	# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1967

