

Property at 00072 HURDLE FENCE DRIVE

Prop ID 2850072

Printed 06-Feb-2024 2:58 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HILLS AARON THOMAS AND
 Second name: JACQUELINE FRANCES
 Address: 72 HURDLE FENCE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2850072 Neigh.: Zone: R40 Vol: 729 Page: 1080

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-2019	
Resident Land	.92	105,000			Sale price: 590,000	
Resident Dwelling	1.00	277,930			Sale valid:	
Resident Outbldg	2.00	17,850			Values	
					Mkt value :	
Resident Excess	.03	160			Cost value: 572,771	
Summary			Utilities		Sales ratios	
Total assessments		400,940	Water	Well	Cost/sale :	.9708
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		400,940	Gas	None	Assmt/sale:	.6796

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	.030	7,500	225		225	158
Residual	1,307						
		.950 acres	Total land value			150,225	105,158

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	01	Fully Finished	Addtn'l fixtures	
Grade	47	A-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
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	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1968	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,088
Basement	Full		281,480
Heating	Yes	A/C Yes	8,090
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p Saunas
Attic	Fully Finished	Attic size: 219	12,507
Additions			89,352
Other Features	WB Stks	RR	21,329
Sub-Total			421,258
Grade	A-	Factor 1.4500	610,824
CDU		C&D Factor 1.00	610,824
Depreciation		35 %	397,036
		Computed cost value @ 70%	277,925

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	HSUF Half-story unfin o/g	576	12,419
P Porches, Patios, Decks	BPAT Brick/flagstone pati	210	4,789
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	FRFF Frame first floor	224	25,644
P Porches, Patios, Decks	DECK Wood deck	224	5,934
L Living Area	AIR Air conditioning	224	681
L Living Area	AIR Air conditioning	90	274
Total additions			89,352

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	25	22	560	55.95	1996	A	48,565	50	24,300
Block Detach Garage									
RS1 Frame	8	10	80	30.00	2000	C	2,400	50	1,200
Utility Shed									
Value at 70%			17,850				Value at 100%		25,500

