

Property at 00026 LONGVIEW ROAD

Prop ID 3040026

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Administrative Information

Owner name: HAGSTROM NANCY V TTEE
Second name: HAGSTROM GEOFFREY J TTEE
Address: 26 LONGVIEW ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
Lot: 3040026 Neigh.: Zone: R40 Vol: 802 Page: 1243

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	303,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-2019
Sale price: 435,000
Sale valid:

Values

Mkt value :
Cost value: 598,200

Summary

Total assessments	418,740
Total exemptions	
Net assessment	418,740

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3752
Mkt/sale :
Assmt/sale: .9626

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	165,000	165,000		165,000	115,500
Primary Site		40,075					

.920 acres Total land value 165,000 115,500

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	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good	# Living Units	
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,382	338,900
Basement	Full with walk				
Heating	Yes	A/C Yes			9,710
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		16,500
Additions					94,283
Other Features		WB Stks	RR		34,276
Sub-Total					493,669
Grade	B+	Factor 1.3500			666,453
CDU		C&D Factor 1.00			666,453
Depreciation		35 %			433,194
Computed cost value @ 70%					303,236

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	529	23,353
L Living Area	FRFF Frame first floor	150	17,172
P Porches, Patios, Decks	FEFF Frame enclosed first	40	3,814
L Living Area	OVER Frame Overhang	222	20,332
P Porches, Patios, Decks	DECK Wood deck	250	6,623
L Living Area	FRFF Frame first floor	186	21,293
L Living Area	AIR Air conditioning	150	456
L Living Area	AIR Air conditioning	186	565
L Living Area	AIR Air conditioning	222	675

Total additions 94,283

