

Property at 00053 MOUNTAIN VIEW AVENUE

Prop ID 3250053

Printed 06-Feb-2024 5:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HURLBUT MARIAN Z
 Second name:
 Address: 53 MOUNTAIN VIEW AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 3250053 Neigh.: Zone: R15 Vol: 162 Page: 515

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Oct-1985
Resident Land	.34	87,500				Sale price:
Resident Dwelling	1.00	101,520				Sale valid:
Resident Outbldg	1.00	9,450				Values
						Mkt value :
Resident Excess	.08	420				Cost value: 284,129
Summary			Utilities		Sales ratios	
Total assessments		198,890	Water	Connecticut	Cost/sale :	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		198,890	Gas	None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	.080	7,500	600			600	420
Residual		3,485						
				.420 acres	Total land value		125,600	87,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1906	

Building Valuation Summary

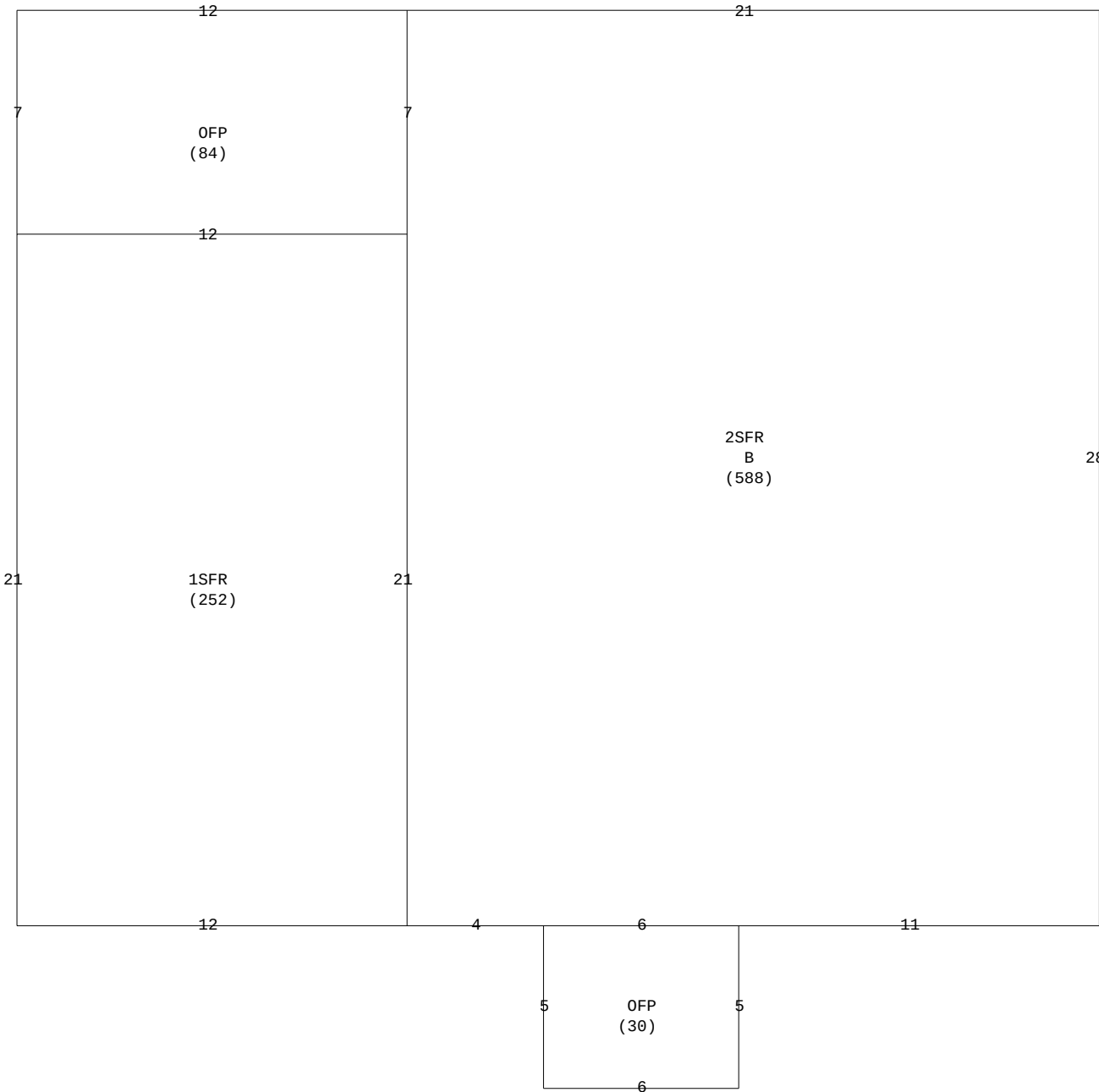
Dwelling	Frame	2 story w/bsmt	Area	588	183,830
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					35,795
Other Features					
Sub-Total					223,125
Grade	C	Factor 1.0000			223,125
CDU		C&D Factor 1.00			223,125
Depreciation		35 %			145,031
Computed cost value @ 70%					101,522

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
Total additions			35,795

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
Value at 70%			9,450	Value at 100%			13,500		



ABOVE GROUND POOL 24' IN DIAMETER