

Property at 00030 SAINT ANDREWS DRIVE

Prop ID 3810030

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## Administrative Information

Owner name: HYNTER ELLEN W  
 Second name:  
 Address: 30 SAINT ANDREWS DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 012 Clerk map:  
 Lot: 3810030 Neigh.: AR Zone: R40 Vol: 337 Page: 590

| Assessments       |      |         | Exemptions |              | Last sale    |                        |
|-------------------|------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat          | Amount       | Sale date: 02-Sep-1997 |
| Resident Land     | .92  | 122,500 |            |              |              | Sale price: 590,000    |
| Resident Dwelling | 1.00 | 515,560 |            |              |              | Sale valid: Y          |
|                   |      |         |            |              | Values       |                        |
| Resident Excess   | .49  | 2,570   |            |              |              | Mkt value :            |
|                   |      |         |            |              |              | Cost value: 915,186    |
| Summary           |      |         | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 640,630 | Water      | Connecticut  | Cost/sale :  | 1.5512                 |
| Total exemptions  |      |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    |      | 640,630 | Gas        | None         | Assmt/sale:  | 1.0858                 |

## Land Information

| Type         | Use | Acres/SqFt  | Rate             | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|-------------|------------------|---------|------|------|---------|-----------|
| PRIM         | 11  | .920        | 175,000          | 175,000 |      |      | 175,000 | 122,500   |
| Primary Site |     | 40,075      |                  |         |      |      |         |           |
| RES          | 12  | .490        | 7,500            | 3,675   |      |      | 3,675   | 2,573     |
| Residual     |     | 21,344      |                  |         |      |      |         |           |
|              |     | 1.410 acres | Total land value |         |      |      | 178,675 | 125,073   |

## 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             | 11 |
| Interior Walls | 02   | Drywall          | Garage cars             | 3  |
| Floors         | 01   | Hardwood         | Bedrooms                | 6  |
| Heating System | 02   | Forced Hot Air   | Family Rooms            | 1  |
| Fuel           | 01   | Oil              | Full Baths              | 5  |
| Attic          | 03   | Partially finish | Half Baths              | 2  |
| Grade          | 50   | A                | Addtn'l fixtures        | 6  |
| Garage         | 23   | Attached 3 car   | Whirlpools              | 1  |
| Area Over Gar. | 02   | Fully Unfinished | Saunas                  |    |
| Basement       | 01   | Full             | # Living Units          |    |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | M/F stacks              |    |
| Air Condition  | 01   | Central Air      | W/B stacks              | 2  |
| Interior Cond  | 05   | Good             | W/B openings            | 4  |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1984 |    |

## Building Valuation Summary

|                |                    | Area                      |              |
|----------------|--------------------|---------------------------|--------------|
| Dwelling       | Frame              | 2 story w/bsmt            | 2,056        |
| Basement       | Full               |                           | 470,520      |
| Heating        | Yes                | A/C Yes                   |              |
| Plumbing       | 5 F/B              | 2 H/B                     | 6 Add'l fix. |
| Attic          | Partially finished | 1 Wh/p                    | Saunas       |
| Additions      |                    | Attic size: 2,056         | 32,500       |
| Other Features | WB Stks            | RR                        | 37,680       |
|                |                    |                           | 128,336      |
|                |                    |                           | 48,573       |
| Sub-Total      |                    |                           | 731,029      |
| Grade          | A                  | Factor 1.5500             | 1,133,095    |
| CDU            |                    | C&D Factor 1.00           | 1,133,095    |
| Depreciation   |                    | 35 %                      | 736,512      |
|                |                    | Computed cost value @ 70% | 515,558      |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| G Garages                | FR Attached frame LE 65   | 720  | 30,805  |
| L Living Area            | UATT Unfinished attic     | 720  | 12,604  |
| L Living Area            | BSMT Basement addition    | 154  | 2,838   |
| L Living Area            | FRFF Frame first floor    | 154  | 17,630  |
| L Living Area            | FRUF Frame upper full     | 154  | 12,894  |
| L Living Area            | AIR Air conditioning      | 308  | 936     |
| P Porches, Patios, Decks | DECK Wood deck            | 468  | 12,397  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 300  | 28,609  |
| L Living Area            | FRFF Frame first floor    | 28   | 3,205   |
| L Living Area            | FRUF Frame upper full     | 28   | 2,344   |
| L Living Area            | AIR Air conditioning      | 56   | 170     |
| L Living Area            | OVER Frame Overhang       | 28   | 2,564   |
| L Living Area            | FRUF Frame upper full     | 16   | 1,340   |
| Total additions          |                           |      | 128,336 |

