

Property at 00004 HAWKS RIDGE

Prop ID 5370004

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Administrative Information

Owner name: ROWLAND HENRY L II TRUSTEE
 Second name:
 Address: 4 HAWKS RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5370004 Neigh.: Zone: R40 Vol: 698 Page: 355

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Jun-2016
Resident Land	.92	157,500	AAA	Veteran	1,000	Sale price: 925,000
Resident Dwelling	1.00	612,700	CAB	Add Vet	500	Sale valid:
Resident Outbldg	1.00	28,070	DAC	Veteran	10,000	
					Values	
					Mkt value :	
					Cost value: 1,140,386	
Summary			Utilities		Sales ratios	
Total assessments	798,270		Water	Connecticut	Cost/sale :	1.2328
Total exemptions	11,500		Sewer	Public sewer	Mkt/sale :	
Net assessment	786,770		Gas	CNG	Assmt/sale:	.8630

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	225,000	225,000		225,000	157,500
Primary Site		40,075					
		.920 acres		Total land value		225,000	157,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	02	Unfinished	Half Baths	1
Grade	53	A+	Addtn'l fixtures	6
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 2003	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,818	424,040
Basement	Full with walk		
Heating	Yes A/C Yes		12,110
Plumbing	4 F/B 1 H/B 6 Add'l fix. 1 Wh/p	Saunas	24,000
Attic	Unfinished Attic size: 800		11,865
Additions			193,452
Other Features	WB Stks RR		41,829
Sub-Total			707,296
Grade	A+	Factor 1.6500	1,167,038
CDU		C&D Factor 1.00	1,167,038
Depreciation		25 %	875,279
		Computed cost value @ 70%	612,695

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,138	50,985
G Garages	FSF Full-story fin o/gar	950	63,635
L Living Area	AIR Air conditioning	950	2,888
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRFF Frame first floor	288	32,971
L Living Area	AIR Air conditioning	288	876
L Living Area	OVER Frame Overhang	42	3,847
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	FOFF Frame open first flo	156	9,504
P Porches, Patios, Decks	CNPY Canopy	200	4,238
P Porches, Patios, Decks	DECK Wood deck	720	19,073
Total additions			193,452

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	32	576	110.5	2004	B	80,233	50	40,100
Value at 70%		28,070	Value at 100%		40,100				

