

Property at 00005 HAWKS RIDGE

Prop ID 5370005

Printed 26-Sep-2025 8:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FIRELY CHRISTOPHER GERALD
 Second name:
 Address: 5 HAWKS RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5370005 Neigh.: Zone: R40 Vol: 807 Page: 180

Assessments

Assmt category	Qty	Amount
Resident Land	.92	157,500
Resident Excess	.09	470
Resident Dwelling	1.00	448,380

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Sep-2025
 Sale price: 1,151,000
 Sale valid:

Values

Mkt value :
 Cost value: 866,214

Summary

Total assessments	606,350
Total exemptions	
Net assessment	606,350

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7526
 Mkt/sale :
 Assmt/sale: .5268

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						
RES	12	.090	7,500	675			675	473
Residual		3,920						

1.010 acres

Total land value

225,675

157,973

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	354,520
Basement	Full		1,462	
Heating	Yes	A/C Yes		10,150
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	16,500
Attic	None	Attic size:		
Additions				156,335
Other Features		WB Stks		13,500

Sub-Total		551,005
Grade A	Factor 1.5500	854,058
CDU	C&D Factor 1.00	854,058
Depreciation	25 %	640,544
	Computed cost value @ 70%	448,381

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	835	55,932
L Living Area	AIR Air conditioning	835	2,538
L Living Area	BSMT Basement addition	417	7,684
L Living Area	FRFF Frame first floor	417	47,739
L Living Area	AIR Air conditioning	417	1,268
P Porches, Patios, Decks	BPAT Brick/flagstone pati	336	7,662

Total additions 156,335

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	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,176
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2003	

