

Property at 00009 HAWKS RIDGE

Prop ID 5370009

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Administrative Information

Owner name: LOVELAND JASON C & JAMIE
 Second name:
 Address: 9 HAWKS RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 5370009 Neigh.: Zone: R40 Vol: 771 Page: 124

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jan-2022
Resident Land	.92	157,500				Sale price: 1,132,000
Resident Excess	.19	1,000				Sale valid:
Resident Dwelling	1.00	749,770				Values
Resident Outbldg	2.00	28,980				Mkt value :
						Cost value: 1,338,929
Summary			Utilities		Sales ratios	
Total assessments	937,250		Water	Connecticut	Cost/sale :	1.1828
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	937,250		Gas	CNG	Assmt/sale:	.8280

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	.190	7,500	1,425			1,425	998
Residual		8,276						
1.110 acres				Total land value			226,425	158,498

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	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	07	Hydro Air	Full Baths	5
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	3
Grade	57	AA-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	597,270
Basement	Full with walk		2,705	
Heating	Yes	A/C Yes		16,990
Plumbing	5 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				107,472
Other Features	Mason Trim	WB Stks	RR	63,349
Sub-Total				816,081
Grade	AA-	Factor 1.7500		1,428,142
CDU		C&D Factor 1.00		1,428,142
Depreciation		25 %		1,071,107
Computed cost value @ 70%				749,775

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	840	56,267
L Living Area	AIR Air conditioning	840	2,554
P Porches, Patios, Decks	BPAT Brick/flagstone pati	256	5,838
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179

Total additions 107,472

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	38	684	110.5	2008	C	75,616	50	37,800
RS1 Frame Utility Shed	12	20	240	30.00	2008	C	7,200	50	3,600
Value at 70%		28,980	Value at 100%		41,400				

