

Property at 00011 HAWKS RIDGE

Prop ID 5370011

Printed 08-Feb-2024 9:00 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ELEVEN HAWKS RIDGE LLC
 Second name:
 Address: 220 ALBANY TPKE #111
 City/state: CANTON CT Zip: 06019

Location Information

Map: 011 Clerk map:
 Lot: 5370011 Neigh.: Zone: R40 Vol: 719 Page: 1030

Assessments

Assmt category	Qty	Amount
Resident Land	.92	157,500
Resident Excess	.35	1,840
Resident Dwelling	1.00	659,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jun-2018
 Sale price: 995,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,169,943

Summary

Total assessments	818,960
Total exemptions	
Net assessment	818,960

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1758
 Mkt/sale :
 Assmt/sale: .8231

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	.350	7,500	2,625			2,625	1,838
Residual		15,246						

1.270 acres

Total land value

227,625

159,338

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	01	Fully Finished	Half Baths	2
Grade	53	A+	Addtn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	# 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	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2003	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,082
Basement	Full with walk		475,600
Heating	Yes	A/C Yes	13,560
Plumbing	4 F/B	2 H/B	5 Add'l fix.
Attic	Fully Finished	1 Wh/p	Saunas
Additions		Attic size: 756	27,000
Other Features			23,722
			172,998
			48,585

Sub-Total		761,465
Grade	A+	Factor 1.6500
CDU	C&D Factor 1.00	1,256,417
Depreciation	25 %	942,313
	Computed cost value @ 70%	659,619

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	862	38,619
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
L Living Area	BSMT Basement addition	100	1,843
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
L Living Area	BSMT Basement addition	360	6,634
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	AIR Air conditioning	360	1,094
P Porches, Patios, Decks	BPAT Brick/flagstone pati	806	18,380

Total additions 172,998

