

Property at 00012 HAWKS RIDGE

Prop ID 5370012

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Administrative Information

Owner name: CONCEPCION LUIS O AND
Second name: DAWN A
Address: 12 HAWKS RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 5370012 Neigh.: Zone: R40 Vol: 452 Page: 538

Assessments

Assmt category	Qty	Amount
Resident Land	.92	157,500
Resident Excess	.07	370
Resident Dwelling	1.00	640,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jan-2003
Sale price: 1,000,000
Sale valid:

Values

Mkt value :
Cost value: 1,141,000

Summary

Total assessments	798,700
Total exemptions	
Net assessment	798,700

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1410
Mkt/sale :
Assmt/sale: .7987

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	.070	7,500	525			525	368
Residual	3,049							

.990 acres

Total land value

225,525

157,868

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,111	481,260
Basement	Full with walk			
Heating	Yes	A/C Yes		13,720
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				137,503
Other Features	Mason Trim WB Stks	RR		43,520

Sub-Total			697,503
Grade	AA-	Factor 1.7500	1,220,630
CDU		C&D Factor 1.00	1,220,630
Depreciation		25 %	915,473
		Computed cost value @ 70%	640,831

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	957	42,876
G Garages	FSF Full-story fin o/gar	957	64,104
L Living Area	AIR Air conditioning	957	2,909
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	BSMT Basement addition	147	2,709
L Living Area	FRFF Frame first floor	147	16,829
L Living Area	AIR Air conditioning	147	447

Total additions 137,503

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	02	Hip		
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	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	57	AA-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	400
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	728
Interior Cond	05	Good	Living area	5,326
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 2002	

