

Property at 00052 WEATHERSTONE

Prop ID 6380052

Printed 22-Oct-2025 8:33 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: HAASBROEK DAVID & MARIZANNE  
Second name:  
Address: 52 WEATHERSTONE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map: 08 011  
Lot: 6380052 Neigh.: Zone: R40 Vol: 793 Page: 658

## Assessments

| Assmt category    | Qty  | Amount  | Exempt Cat | Amount | Sale date: 14-May-2024 |
|-------------------|------|---------|------------|--------|------------------------|
| Resident Land     | .92  | 140,000 |            |        | Sale price: 240,000    |
| Resident Excess   | .06  | 320     |            |        | Sale valid: 7          |
| Resident Dwelling | 1.00 | 553,790 |            |        |                        |

## Exemptions

## Last sale

## Values

Mkt value :  
Cost value: 991,586

## Summary

| Total assessments | 694,110 | Water | Connecticut  | Cost/sale : 4.1316 |
|-------------------|---------|-------|--------------|--------------------|
| Total exemptions  |         | Sewer | Public sewer | Mkt/sale :         |
| Net assessment    | 694,110 | Gas   | CNG          | Assmt/sale: 2.8921 |

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11     | .920       | 200,000 | 200,000 |           | 200,000 | 140,000   |
| Primary Site | 40,075 |            |         |         |           |         |           |
| RES          | 12     | .060       | 7,500   | 450     |           | 450     | 315       |
| Residual     | 2,614  |            |         |         |           |         |           |

.980 acres Total land value 200,450 140,315

## 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             | 8     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 01   | Hardwood         | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 47   | A-               | Full Baths              | 5     |
| 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        | 3     |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Living area             | 3,752 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              |       |
|                |      |                  | W/B openings            |       |
|                |      |                  | Actual Year Built: 2024 |       |

## Building Valuation Summary

| Dwelling       | Frame | 2 story w/bsmt | Area<br>1,570 | 375,610 |
|----------------|-------|----------------|---------------|---------|
| Basement       | Full  |                |               |         |
| Heating        | Yes   | A/C Yes        |               | 10,740  |
| Plumbing       | 5 F/B | 1 H/B          | 3 Add'l fix.  | Wh/p    |
| Attic          | None  |                | Attic size:   | Saunas  |
| Additions      |       |                |               | 131,258 |
| Other Features |       | M Stks         |               | 3,000   |

|              |    |                           |  |         |
|--------------|----|---------------------------|--|---------|
| Sub-Total    |    |                           |  | 545,608 |
| Grade        | A- | Factor 1.4500             |  | 791,132 |
| CDU          |    | C&D Factor 1.00           |  | 791,132 |
| Depreciation |    | %                         |  | 791,132 |
|              |    | Computed cost value @ 70% |  | 553,792 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 940  | 42,114 |
| G Garages                | FSF Full-story fin o/gar  | 528  | 35,368 |
| L Living Area            | AIR Air conditioning      | 528  | 1,605  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 140  | 8,530  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 320  | 30,516 |
| L Living Area            | BSMT Basement addition    | 84   | 1,548  |
| L Living Area            | FRFF Frame first floor    | 84   | 9,616  |
| L Living Area            | AIR Air conditioning      | 84   | 255    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 28   | 1,706  |

Total additions 131,258

