

Property at 00016 HIDDEN OAKS DRIVE

Prop ID 6440016

Printed 08-Feb-2024 11:04 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DAVIS ADAM J & CAREN V
 Second name:
 Address: 16 HIDDEN OAKS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 12 028
 Lot: 6440016 Neigh.: Zone: R40 Vol: 667 Page: 450

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Outbldg	1.00	3,850
Resident Dwelling	1.00	345,930

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Sep-2013
 Sale price: 550,000
 Sale valid:

Values

Mkt value :
 Cost value: 651,786

Summary

Total assessments	456,250	
Total exemptions		
Net assessment	456,250	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.1851
 Mkt/sale :
 Assmt/sale: .8295

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						
RES	12	.280	7,500	2,100			2,100	1,470
Residual		12,197						

1.200 acres

Total land value

152,100

106,470

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	3
Grade	47	A-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2013	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,146	292,810
Basement	Full			
Heating	Yes	A/C Yes		8,410
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	15,000
Attic	None	Attic size:		
Additions				57,602
Other Features	Mason Trim	M Stks RR		27,143

Sub-Total		400,965
Grade	A-	
CDU	Factor 1.4500	581,399
Depreciation	C&D Factor 1.00	581,399
	15 %	494,189
	Computed cost value @ 70%	345,932

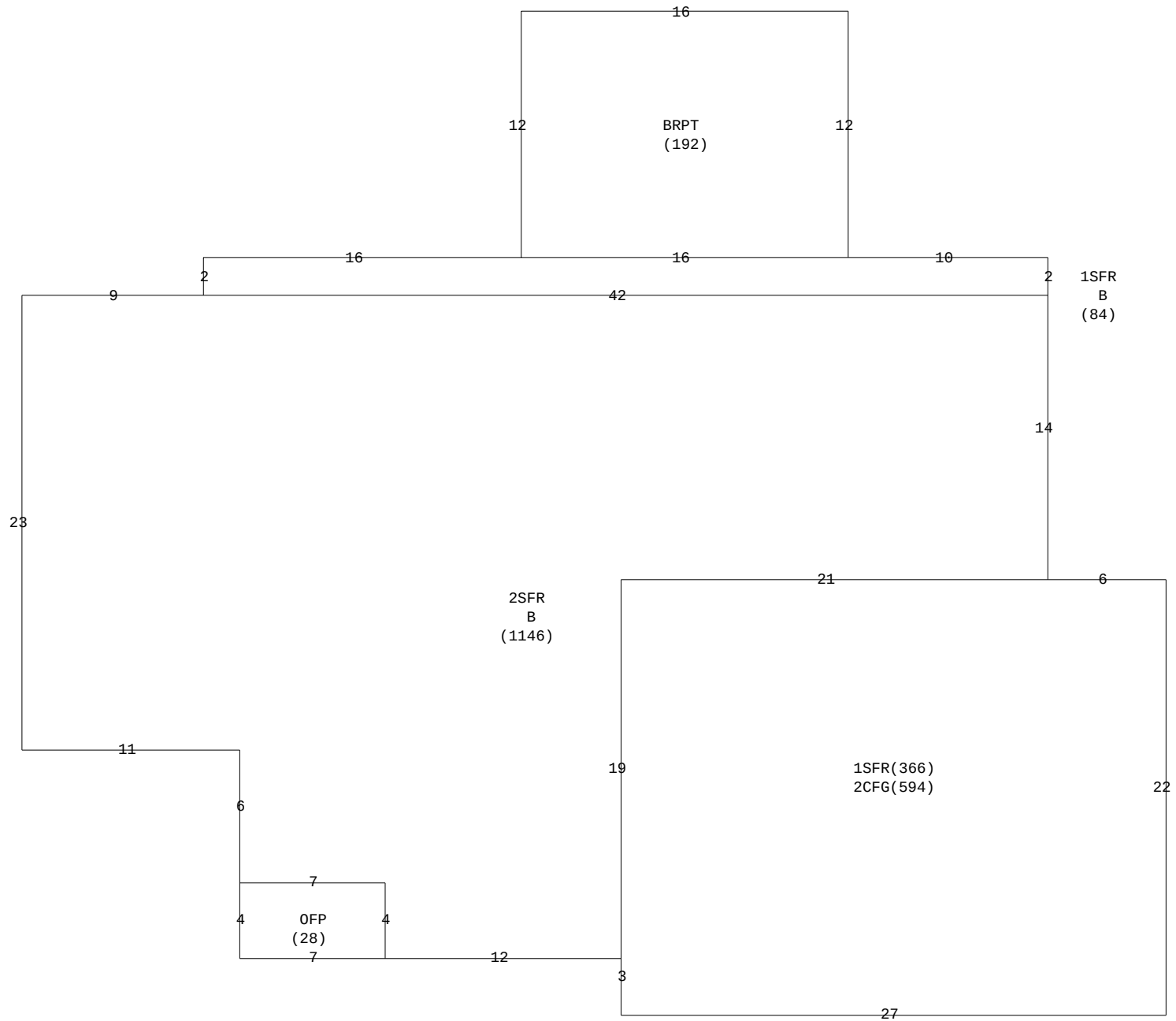
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	594	25,889
G Garages	FSF Full-story fin o/gar	366	24,516
L Living Area	AIR Air conditioning	366	1,113
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
P Porches, Patios, Decks	BPAT Brick/flagstone pati	192	4,378

Total additions 57,602

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C04 Shed	10	20	200	54.85	2017	C	10,970	50	5,500
Value at 70%		3,850	Value at 100%		5,500				



V 640 P 661 4/30/12 FRATTINI TO LOVLEY 4 ACS. 181 ARCH ROAD \$250,000
V 649 P 775 10/18/12 1.01 ACS TO LOVLEY DEV 181 ARCH ROAD FROM

CARVALHO 173 ARCH ROAD T/C MAP #12/27 \$110,000