

Property at 00031 HIDDEN OAKS DRIVE

Prop ID 6440031

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Administrative Information

Owner name: ZAWIDNIAK JOHN E & ALEKSANDRA M
 Second name:
 Address: 31 HIDDEN OAKS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 12 028
 Lot: 6440031 Neigh.: Zone: R40 Vol: 727 Page: 953

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	376,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Apr-2019
 Sale price: 540,000
 Sale valid:

Values

Mkt value :
 Cost value: 688,043

Summary

Total assessments	481,630
Total exemptions	
Net assessment	481,630

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2742
 Mkt/sale :
 Assmt/sale: .8919

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres

Total land value

150,225

105,158

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	308,820
Basement	Full		1,228	
Heating	Yes	A/C Yes		8,860
Plumbing	4 F/B	1 H/B 2 Add'l fix.	Wh/p	19,500
Attic	None	Attic size:		
Additions				77,384
Other Features		M Stks RR		21,796

Sub-Total		436,360
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		15 %
		Computed cost value @ 70%
		376,470

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	544	23,938
G Garages	FSF Full-story fin o/gar	348	23,310
L Living Area	AIR Air conditioning	348	1,058
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
L Living Area	BSMT Basement addition	156	2,875
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	AIR Air conditioning	156	474
P Porches, Patios, Decks	DECK Wood deck	72	1,907
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831

Total additions 77,384

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 8
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	07	Propane Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	47	A-	Full Baths 4
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size 750
Interior Cond	05	Good	Living area 2,960
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2013

