

Property at 00034 HIDDEN OAKS DRIVE

Prop ID 6440034

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Administrative Information

Owner name: MELTSER PATRICIA & EUGENE
 Second name:
 Address: 34 HIDDEN OAKS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 12 028
 Lot: 6440034 Neigh.: Zone: R40 Vol: 667 Page: 516

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Outbldg	2.00	19,320
Resident Dwelling	1.00	436,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Sep-2013
 Sale price: 667,000
 Sale valid:

Values

Mkt value :
 Cost value: 801,957

Summary

Total assessments	561,370	
Total exemptions		
Net assessment	561,370	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.2023
 Mkt/sale :
 Assmt/sale: .8416

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	.120	7,500	900			900	630
Residual		5,227						

1.040 acres

Total land value

150,900

105,630

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	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	3
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	07	Attic	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2013	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,524	366,630
Basement	Full				
Heating	Yes	A/C Yes			10,490
Plumbing	4 F/B	H/B 3 Add'l fix.	1 Wh/p	Saunas	19,000
Attic	None	Attic size:			
Additions					106,723
Other Features		M Stks			3,000

Sub-Total					505,843
Grade	A-	Factor 1.4500			733,472
CDU		C&D Factor 1.00			733,472
Depreciation		15 %			623,451
		Computed cost value @ 70%			436,416

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	374	25,052
L Living Area	AIR Air conditioning	374	1,137
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146
L Living Area	BSMT Basement addition	616	11,352
L Living Area	UATT Unfinished attic	616	10,784
P Porches, Patios, Decks	DECK Wood deck	768	20,344

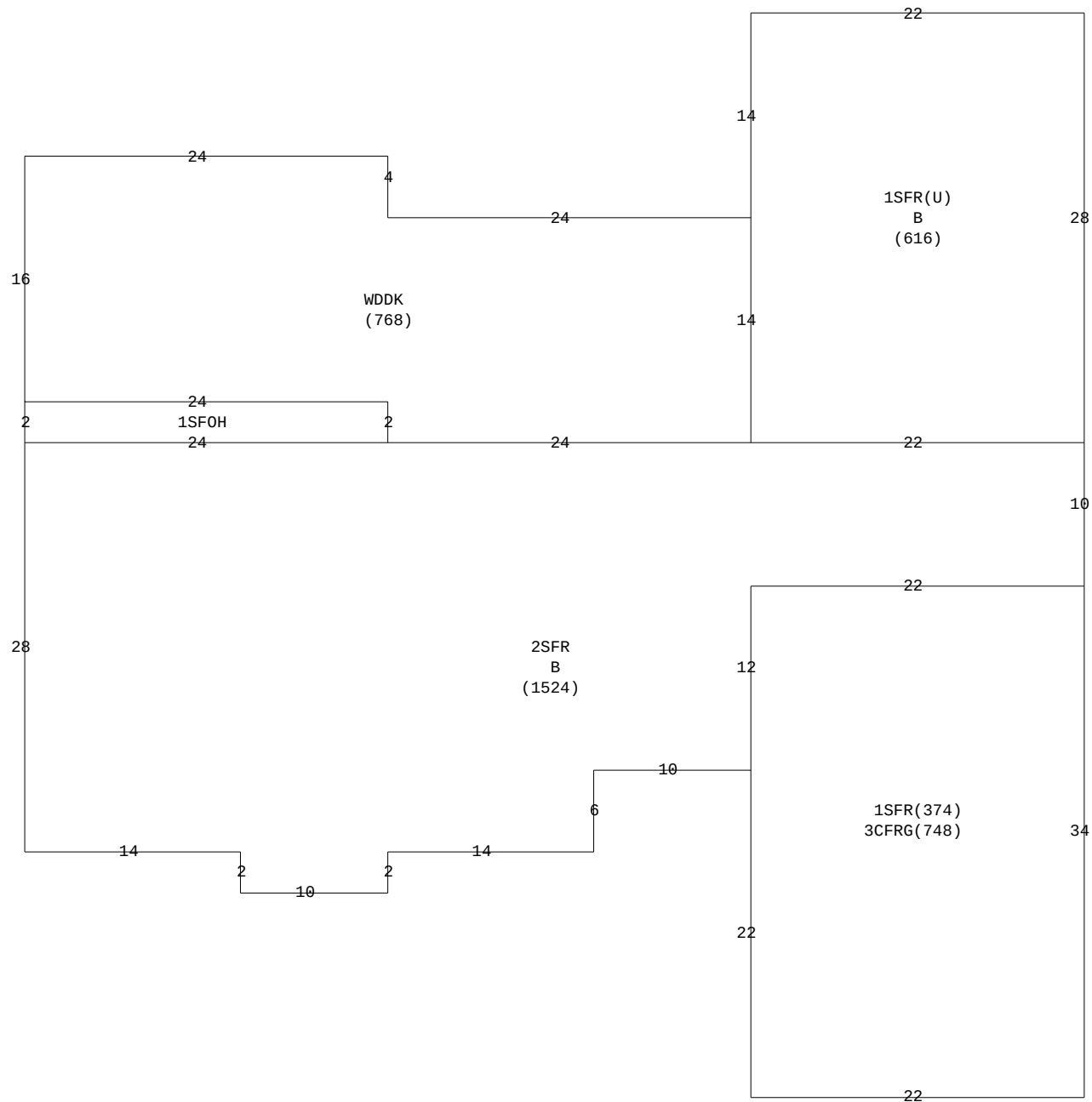
Total additions 106,723

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2017	C	7,200	50	3,600
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2020	C	47,984	50	24,000

Value at 70% 19,320

Value at 100% 27,600



V 640 P 661 FRATTINI TO MARK 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