

Property at 00030 HAWLEY HILL ROAD

Prop ID 2590030

Printed 07-Feb-2020 2:57 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: FRASER PATRICK J & MADELINE E
 Second name:
 Address: 30 HAWLEY HILL ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	850	183,480
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 2,400
Attic	None		Attic size:		
Additions					50,386
Other Features		WB Stks M Stks		Bsmt Gar	13,000
Sub-Total					249,266
Grade	B-	Factor 1.1700			291,641
CDU		C&D Factor 1.00			291,641
Depreciation		35 %			189,567
		Computed cost value @ 70%			132,697

Location Information			
Map: 020	Clerk map:		
Lot: 2590030	Neigh.:	Zone: R40	Vol: 735 Page: 584
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.82	87,500	
Resident Dwelling	1.00	132,700	
Resident Outbldg	1.00	980	
Summary		Utilities	
Total assessments	221,180	Water	Well
Total exemptions		Sewer	Septic
Net assessment	221,180	Gas	None
		Values	
		Last sale	
		Sale date: 16-Dec-2019	
		Sale price: 355,000	
		Sale valid:	
		Mkt value :	
		Cost value: 315,971	
		Sales ratios	
		Cost/sale : .8901	
		Mkt/sale :	
		Assmt/sale: .6230	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.820	125,000	125,000			125,000	87,500
Primary Site		35,719						
		.820 acres		Total land value			125,000	87,500

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	508	9,968
L Living Area	FRFF Frame first floor	294	24,931
L Living Area	BSMT Basement addition	294	4,013
L Living Area	OVER Frame Overhang	34	2,307
L Living Area	OVER Frame Overhang	34	2,307
P Porches, Patios, Decks	FOFF Frame open first flo	96	4,333
P Porches, Patios, Decks	FOFF Frame open first flo	56	2,527
Total additions			50,386

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	1
Garage	12	Basement 2 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	
Air Condition	99	None	Rec Room Size	
Interior Cond	05	Good	Living area	2,062
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1965				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	20.00		C	2,800	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

