

Property at 00006 HEMLOCK LANE

Prop ID 2630006

Printed 14-Feb-2019 5:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PEARSON RICHARD R AND
 Second name: TERRA-LEE
 Address: 6 HEMLOCK LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2630006 Neigh.: Zone: R40 Vol: 330 Page: 1049

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Apr-1997
Resident Land	.92	94,500			Sale price: 249,000
Resident Dwelling	1.00	157,210			Sale valid: Y
Resident Excess	.23	1,210			Values
Summary		Utilities		Sales ratios	
Total assessments	252,920	Water	Avon	Cost/sale :	1.4511
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	252,920	Gas	None	Assmt/sale:	1.0157

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.230	7,500	1,725		1,725	1,208
Residual		10,019					
		1.150 acres		Total land value		136,725	95,708

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,158 224,970
Basement	Full with walk		
Heating	Yes	A/C Yes	6,820
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas 6,500
Attic	None Attic size:		
Additions			39,953
Other Features	WB Stks	RR	17,067
Sub-Total			295,310
Grade	B-	Factor 1.1700	345,513
CDU		C&D Factor 1.00	345,513
Depreciation		35 %	224,583
Computed cost value @ 70%			157,208

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	44	2,985
L Living Area	OVER Frame Overhang	30	2,035
P Porches, Patios, Decks	FOFF Frame open first flo	50	2,257
L Living Area	FRFF Frame first floor	56	4,749
G Garages	FRL Attached frame GT 65	728	24,160
P Porches, Patios, Decks	DECK Wood deck	192	3,767
Total additions			39,953

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	1 Rec Room Size 650
Grade	37	B-	Whirlpools	Living area 2,446
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

