

Property at 00036 HEMLOCK LANE

Prop ID 2630036

Printed 05-Apr-2018 8:36 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: A N D MANAGEMENT LLC  
 Second name:  
 Address: 89 OXFORD DRIVE  
 City/state: SOUTH WINDSOR CT Zip: 06074

Location Information

Map: 018 Clerk map:  
 Lot: 2630036 Neigh.: Zone: R40 Vol: 717 Page: 688

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	204,250
Basement	Full with walk				
Heating	Yes	A/C Yes			6,190
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas 12,600
Attic	None			Attic size:	
Additions					115,600
Other Features	WB Stks				33,650
<b>Sub-Total</b>					<b>372,290</b>
Grade	B	Factor 1.2600			469,090
CDU		C&D Factor 1.00			469,090
Depreciation		35 %			304,910
Computed cost value @ 70%					213,437

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 23-Mar-2018
Resident Land	.92	94,500			Sale price: 241,000
Resident Dwelling	1.00	213,440			Sale valid: 25
Resident Excess	.16	840			Values
					Mkt value :
					Cost value: 441,114
Summary			Utilities		Sales ratios
Total assessments	308,780		Water	Avon	Cost/sale : 1.8303
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment	308,780		Gas	None	Assmt/sale: 1.2812

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	.160	7,500	1,200		1,200	840
Residual		6,970					
1.080 acres				Total land value		136,200	95,340

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	18,400
P Porches, Patios, Decks	DECK Wood deck	30	600
P Porches, Patios, Decks	FOFF Frame open first flo	196	8,400
P Porches, Patios, Decks	BPAT Brick/flagstone pati	196	3,200
P Porches, Patios, Decks	DECK Wood deck	224	4,200
P Porches, Patios, Decks	BPAT Brick/flagstone pati	224	3,600
L Living Area	FRFF Frame first floor	152	12,300
L Living Area	BSMT Basement addition	152	2,000
L Living Area	FRFF Frame first floor	484	39,100
L Living Area	FRUH Frame upper half	484	17,500
L Living Area	BSMT Basement addition	484	6,300

Total additions 115,600

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
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	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	40	B	Finish bsmt sz	1,000
Garage	22	Attached 2 car	Addn'l fixtures	1
Area Over Gar.	99	None	Rec Room Size	
Basement	04	Full with walk-o	Whirlpools	1
Bsmt Fin Qual	05	Living Area W/ A	Saunas	3,060
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	2
			W/B openings	3
Actual Year Built: 1983				

