

Property at 00011 BLANCHARD ROAD

Prop ID 1350011

Printed 05-Feb-2024 12:43 PM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: RINGSTAD KENNETH G AND
 Second name: MOREJON SOLMARY
 Address: 11 BLANCHARD ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	720	141,250
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	Fully finished w/WH		Attic size: 420		19,791
Additions					16,314
Other Features	WB Stks				6,750
Sub-Total					184,105
Grade	C	Factor 1.0000			184,105
CDU		C&D Factor 1.00			184,105
Depreciation		35 %			119,668
Computed cost value @ 70%					83,768

Location Information			
Map: 010	Clerk map:		
Lot: 1350011	Neigh.:	Zone: R15	Vol: 780 Page: 772
Assessments		Exemptions	
Assmt category	Qty	Amount	Exempt Cat
Resident Land	.62	87,500	
Resident Dwelling	1.00	83,770	
Resident Outbldg	1.00	1,680	
Summary		Utilities	
Total assessments	172,950	Water	Connecticut
Total exemptions		Sewer	Septic
Net assessment	172,950	Gas	None
		Sales ratios	
		Cost/sale :	.9154
		Mkt/sale :	
		Assmt/sale:	.6408

Land Information							
Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.620	125,000	125,000		125,000	87,500
Primary Site		27,007					
		.620 acres		Total land value		125,000	87,500

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	112	6,824
L Living Area	FRFF Frame first floor	48	5,495
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
Total additions			16,314

Residential Dwelling Information							
Subject	Code	Description	Condominium				
Style	02	Cape					
Exterior Walls	03	Aluminum Siding					
Roof Material	01	Asphalt Shingles	Story Height 1.0				
Roof Type	01	Gable					
Foundation	01	Poured Concrete	Total Rooms	6	Garage cars		
Interior Walls	01	Plaster	Bedrooms	4	Unfinished area		
Floors	01	Hardwood	Family Rooms		Dormer linear f	10	
Heating System	02	Forced Hot Air	Full Baths	1	Masonry trim sf		
Fuel	01	Oil	Half Baths		Finish bsmt sz		
Attic	04	Fully finished w	Addtn'l fixtures		Rec Room Size		
Grade	30	C	Whirlpools		Living area	1,188	
Garage	99	None	Saunas		# Living Units		
Area Over Gar.	99	None	M/F stacks				
Basement	01	Full	W/B stacks	1			
Bsmt Fin Qual	01	Unfinished	W/B openings	1			
Air Condition	99	None					
Interior Cond	05	Good					
Exterior Cond	05	Good	Actual Year Built: 1941				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2023	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680	Value at 100%			2,400		

