

Property at 00053 HIGH GATE DRIVE

Prop ID 2680053

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Administrative Information

Owner name: PERUCKI WILLIAM & MEGAN
 Second name:
 Address: 53 HIGH GATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2680053 Neigh.: Zone: R40 Vol: 785 Page: 1002

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	436,790
Resident Outbldg	1.00	13,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jul-2023
 Sale price: 795,150
 Sale valid:

Values

Mkt value :
 Cost value: 818,514

Summary

Total assessments	572,960
Total exemptions	
Net assessment	572,960

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0294
 Mkt/sale :
 Assmt/sale: .7206

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site	40,075							
RES	12	.070	7,500	525			525	368
Residual	3,049							

.990 acres

Total land value

175,525

122,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	11	Basement 1 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1986

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,048	468,960
Basement	Full with walk				
Heating	Yes	A/C Yes			13,370
Plumbing	4 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		19,500
Additions					124,413
Other Features	WB Stks	RR	Bsmt Gar		35,805
Sub-Total					662,048
Grade	A-	Factor 1.4500			959,970
CDU		C&D Factor 1.00			959,970
Depreciation		35 %			623,981
Computed cost value @ 70%					436,787

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	BSMT Basement addition	126	2,322
L Living Area	AIR Air conditioning	126	383
L Living Area	FRFF Frame first floor	325	37,206
L Living Area	BSMT Basement addition	325	5,989
L Living Area	AIR Air conditioning	325	988
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	FRUF Frame upper full	391	32,738
L Living Area	AIR Air conditioning	391	1,189
G Garages	FR Attached frame LE 65	650	28,074

Total additions 124,413

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	31	512	74.05		C	37,914	50	19,000
Value at 70%					13,300	Value at 100%			

