

Property at 00183 HIGH RIDGE ROAD

Prop ID 2700183

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## Administrative Information

Owner name: MACMILLAN RYAN & SARAH  
Second name:  
Address: 183 HIGH RIDGE ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
Lot: 2700183 Neigh.: Zone: R40 Vol: 785 Page: 756

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 115,500 |
| Resident Dwelling | 1.00 | 238,460 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

## Last sale

Sale date: 28-Jun-2023  
Sale price: 610,000  
Sale valid: 07

## Values

Mkt value :  
Cost value: 505,657

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 353,960 |
| Total exemptions  |         |
| Net assessment    | 353,960 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : .8289  
Mkt/sale :  
Assmt/sale: .5803

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11     | .920       | 165,000 | 165,000 |           | 165,000 | 115,500   |
| Primary Site | 40,075 |            |         |         |           |         |           |

.920 acres Total land value 165,000 115,500

## Building Valuation Summary

|                |                |                | Area         |         |        |        |
|----------------|----------------|----------------|--------------|---------|--------|--------|
| Dwelling       | Frame          | 2 story w/bsmt | 816          | 228,360 |        |        |
| Basement       | Full with walk |                |              |         |        |        |
| Heating        | Yes            | A/C Yes        |              | 6,590   |        |        |
| Plumbing       | 3 F/B          | 1 H/B          | 1 Add'l fix. | Wh/p    | Saunas | 14,000 |
| Attic          | None           |                | Attic size:  |         |        |        |
| Additions      |                |                |              |         |        | 92,955 |
| Other Features |                | M Stks RR      |              |         |        | 22,046 |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 363,951 |
| Grade        | B- | Factor 1.1700             | 425,823 |
| CDU          |    | C&D Factor 1.00           | 425,823 |
| Depreciation |    | 20 %                      | 340,658 |
|              |    | Computed cost value @ 70% | 238,461 |

## Building additions

| Category                 | Type                    | Area | Value  |
|--------------------------|-------------------------|------|--------|
| L Living Area            | OVER Frame Overhang     | 34   | 3,114  |
| L Living Area            | OVER Frame Overhang     | 34   | 3,114  |
| L Living Area            | OVER Frame Overhang     | 16   | 1,465  |
| L Living Area            | AIR Air conditioning    | 84   | 255    |
| P Porches, Patios, Decks | DECK Wood deck          | 170  | 4,503  |
| L Living Area            | FRFF Frame first floor  | 130  | 14,883 |
| L Living Area            | AIR Air conditioning    | 438  | 1,332  |
| G Garages                | FR Attached frame LE 65 | 529  | 23,353 |
| L Living Area            | FRFF Frame first floor  | 308  | 35,260 |
| L Living Area            | BSMT Basement addition  | 308  | 5,676  |

Total additions 92,955

## 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             | 7     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 01   | Hardwood         | Bedrooms                | 3     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 37   | B-               | Full Baths              | 3     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 1     |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 1     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 760   |
| Interior Cond  | 06   | Very Good        | Living area             | 2,154 |
| Exterior Cond  | 06   | Very Good        | Whirlpools              |       |
|                |      |                  | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              |       |
|                |      |                  | W/B openings            |       |
|                |      |                  | Actual Year Built: 1982 |       |

