

Property at 00002 MEADOW RIDGE

Prop ID 3120002

Printed 06-Feb-2024 5:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DAGROSA DAVID M &
 Second name: BERMAN LINDSAY M
 Address: 2 MEADOW RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3120002 Neigh.: Zone: R30 Vol: 785 Page: 985

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jun-2023
Resident Land	.69	122,500				Sale price: 655,000
Resident Dwelling	1.00	315,820				Sale valid:
					Values	
Resident Excess	1.17	6,140			Mkt value :	
					Cost value:	634,943
Summary			Utilities		Sales ratios	
Total assessments	444,460		Water	Connecticut	Cost/sale :	.9694
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	444,460		Gas	CNG	Assmt/sale:	.6786

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	1.170	7,500	8,775			8,775	6,143
Residual		50,965						
1.860 acres				Total land value			183,775	128,643

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,214	306,090
Basement	Full with walk						
Heating	Yes	A/C Yes					8,780
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		17,500
Attic	None			Attic size:			
Additions							110,304
Other Features		WB Stks	RR				34,750
Sub-Total							477,424
Grade	B+		Factor 1.3500				644,522
CDU			C&D Factor 1.00				644,522
Depreciation			30 %				451,165
Computed cost value @ 70%							315,816

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	16	1,465
G Garages	FRL Attached frame GT 65	780	34,946
G Garages	FSF Full-story fin o/gar	672	45,013
L Living Area	AIR Air conditioning	672	2,043
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	BSMT Basement addition	160	2,948
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
Total additions			110,304

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
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	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,158
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,110
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1998				

