

Property at 00004 ARDSLEY WAY

Prop ID 1100004

Printed 05-Feb-2024 9:30 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ENGLE THOMAS G II AND
 Second name: KATHLEEN
 Address: 4 ARDSLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1100004 Neigh.: AR Zone: R40 Vol: 702 Page: 113

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Sep-2016
Resident Land	.92	122,500				Sale price: 460,000
Resident Dwelling	1.00	324,490				Sale valid:
Resident Outbldg	1.00	980				Values
						Mkt value :
Resident Excess	.09	470				Cost value: 640,629
Summary			Utilities		Sales ratios	
Total assessments		448,440	Water	Connecticut	Cost/sale :	1.3927
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		448,440	Gas	None	Assmt/sale:	.9749

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	.090	7,500	675			675	473
Residual		3,920						
1.010 acres			Total land value				175,675	122,973

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	5
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,076	413,680
Basement	Full with walk				
Heating	Yes	A/C Yes			11,800
Plumbing	3 F/B	2 H/B	5 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		19,500
Additions					45,438
Other Features		WB Stks	RR		37,853
Sub-Total					528,271
Grade	B+	Factor 1.3500			713,166
CDU		C&D Factor 1.00			713,166
Depreciation		35 %			463,558
Computed cost value @ 70%					324,491

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	32	3,663
L Living Area	BSMT Basement addition	32	590
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	BSMT Basement addition	24	442
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	BSMT Basement addition	16	295
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	BSMT Basement addition	16	295
P Porches, Patios, Decks	FOFF Frame open first flo	136	8,286
L Living Area	AIR Air conditioning	88	268

Total additions 45,438

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2010	C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

