

Property at 00010 ARDSLEY WAY

Prop ID 1100010

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

Administrative Information

Owner name: ROTHMANN DOUGLAS W AND
 Second name: MARGOT K
 Address: 10 ARDSLEY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1100010 Neigh.: AR Zone: R40 Vol: 295 Page: 268

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-May-1994
Resident Land	.92	122,500				Sale price: 507,000
Resident Dwelling	1.00	422,090				Sale valid: Y
Resident Outbldg	1.00	12,250				Values
Resident Excess	.27	1,420				Mkt value :
						Cost value: 797,514
Summary			Utilities		Sales ratios	
Total assessments		558,260	Water	Connecticut	Cost/sale :	1.5730
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		558,260	Gas	None	Assmt/sale:	1.1011

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	.270	7,500	2,025			2,025	1,418
Residual		11,761						
1.190 acres				Total land value			177,025	123,918

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	3
Grade	50	A	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	4
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	1,664	413,190
Basement	Full				
Heating	Yes	A/C Yes			11,260
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	Saunas	21,000
Attic	None	Attic size:			
Additions					134,545
Other Features		WB Stks			18,500
Sub-Total					598,495
Grade	A	Factor 1.5500			927,667
CDU		C&D Factor 1.00			927,667
Depreciation		35 %			602,984
		Computed cost value @ 70%			422,089

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	526	11,995
L Living Area	FRFF Frame first floor	393	44,991
L Living Area	BSMT Basement addition	393	7,242
G Garages	FR Attached frame LE 65	768	32,678
L Living Area	FRUF Frame upper full	420	35,167
L Living Area	AIR Air conditioning	420	1,277
L Living Area	AIR Air conditioning	393	1,195
Total additions			134,545

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
TC1 Asphalt			1	35,00		C	35,000	50	17,500
Tennis court									
Value at 70%			12,250				Value at 100%		17,500

