

Property at 00015 ARDSLEY WAY

Prop ID 1100015

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Administrative Information

Owner name: CATHCART DANIEL B AND
Second name: ILANA R
Address: 15 ARDSLEY WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1100015 Neigh.: AR Zone: R40 Vol: 524 Page: 858

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 05-Jul-2005	
Resident Land	.92 122,500			Sale price: 742,500	
Resident Dwelling	1.00 426,280			Sale valid: Y	
				Values	
Resident Excess	.01 50			Mkt value :	
				Cost value:	784,043
Summary		Utilities		Sales ratios	
Total assessments	548,830	Water	Connecticut	Cost/sale :	1.0560
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	548,830	Gas	None	Assmt/sale:	.7392

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	.010	7,500	75		75	53
Residual	436						
		.930 acres	Total land value	175,075		122,553	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	480
Area Over Gar.	03	Partial	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,148
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,480	358,030
Basement	Full			
Heating	Yes	A/C Yes		10,250
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				190,526
Other Features	Mason Trim	WB Stks		24,131
Sub-Total				604,437
Grade	A	Factor 1.5500		936,877
CDU		C&D Factor 1.00		936,877
Depreciation		35 %		608,970
Computed cost value @ 70%				426,279

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	736	31,430
G Garages	FSF Full-story fin o/gar	532	35,635
L Living Area	AIR Air conditioning	532	1,617
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	FRUF Frame upper full	96	8,038
L Living Area	AIR Air conditioning	192	584
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	AIR Air conditioning	360	1,094
P Porches, Patios, Decks	DECK Wood deck	857	22,702
P Porches, Patios, Decks	FOFF Frame open first flo	270	16,450
L Living Area	FRFF Frame first floor	104	11,906
L Living Area	BSMT Basement addition	104	1,917
L Living Area	AIR Air conditioning	104	316

Total additions 190,526

Scale: 1" = 11.92 feet