

Property at 00017 ARDSLEY WAY

Prop ID 1100017

Printed 24-Jul-2025 8:18 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GEORGE DAVID &
Second name: LABADIA CATHERINE
Address: 17 ARDSLEY WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1100017 Neigh.: AR Zone: R40 Vol: 805 Page: 147

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 01-Jul-2025	
Resident Land	.92 122,500			Sale price: 880,000	
Resident Dwelling	1.00 347,420			Sale valid:	
				Values	
Resident Excess	.15 790			Mkt value :	
				Cost value: 672,443	
Summary		Utilities		Sales ratios	
Total assessments	470,710	Water	Connecticut	Cost/sale :	.7641
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	470,710	Gas	None	Assmt/sale:	.5349

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	.150	7,500	1,125		1,125	788
Residual	6,534						
		1.070 acres		Total land value		176,125	123,288

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,792	365,320
Basement	Full				
Heating	Yes	A/C Yes			10,430
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas 26,000
Attic	None		Attic size:		
Additions					167,906
Other Features		WB Stks	RR		43,082
Sub-Total					612,738
Grade	B+		Factor 1.3500		827,196
CDU			C&D Factor 1.00		827,196
Depreciation			40 %		496,318
Computed cost value @ 70%					347,423

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	800	91,585
L Living Area	BSMT Basement addition	800	14,742
L Living Area	AIR Air conditioning	800	2,432
L Living Area	OVER Frame Overhang	8	733
P Porches, Patios, Decks	DECK Wood deck	492	13,033
L Living Area	FRFF Frame first floor	130	14,883
L Living Area	AIR Air conditioning	130	395
G Garages	FR Attached frame LE 65	702	30,103

Total additions 167,906

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
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	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,350
Interior Cond	05	Good	Living area	3,626
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1983				

