

Property at 00023 AVONRIDGE

Prop ID 1190023

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Administrative Information

Owner name: LAGASSIE KEVIN AND ELLEN
Second name:
Address: 23 AVONRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1190023 Neigh.: Zone: R40 Vol: 720 Page: 480

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	207,610
Resident Outbldg	1.00	420

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 28-Jun-2018
Sale price: 415,000
Sale valid:

Values

Mkt value :
Cost value: 472,186

Summary

Total assessments	330,530
Total exemptions	
Net assessment	330,530

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1378
Mkt/sale :
Assmt/sale: .7965

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						

.920 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	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	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full with walk		988	261,950
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	Mason Trim	WB Stks		73,583
				18,107

Sub-Total				362,140
Grade	B	Factor 1.2600		456,296
CDU		C&D Factor 1.00		456,296
Depreciation		35 %		296,592
		Computed cost value @ 70%		207,614

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	280	32,055
P Porches, Patios, Decks	DECK Wood deck	364	9,642
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	BSMT Basement addition	280	5,160

Total additions 73,583

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	10	80	30.00		E	1,200	50	600
Utility Shed									
Value at 70%			420				Value at 100%		600

