

Property at 00026 AVONRIDGE

Prop ID 1190026

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Administrative Information

Owner name: WALKER JEAN H
Second name:
Address: 26 AVONRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1190026 Neigh.: Zone: R40 Vol: 376 Page: 184

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	245,430

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Sep-1999
Sale price: 357,500
Sale valid: Y

Values

Mkt value :
Cost value: 525,614

Summary

Total assessments	367,930
Total exemptions	
Net assessment	367,930

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4702
Mkt/sale :
Assmt/sale: 1.0292

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	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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

			Area			
Dwelling	Frame	2 story w/bsmt	1,120	287,730		
Basement	Full with walk					
Heating	Yes	A/C Yes		8,260		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p		
Attic	None	Attic size:		Saunas		
Additions				95,727		
Other Features	Mason Trim WB Stks			Bsmt Gar		
				27,876		

Sub-Total		428,093
Grade	B	Factor 1.2600
CDU	C&D Factor 1.00	539,397
Depreciation	35 %	539,397
	Computed cost value @ 70%	350,608
		245,426

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	552	63,194
L Living Area	BSMT Basement addition	552	10,172
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	AIR Air conditioning	552	1,678

Total additions 95,727

