

Property at 00046 AVONRIDGE

Prop ID 1190046

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Administrative Information

Owner name: RIESBECK CHRISTOPHER J &
 Second name: LAURA A
 Address: 46 AVONRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1190046 Neigh.: AR Zone: R40 Vol: 365 Page: 361

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	277,010
Resident Outbldg	1.00	980
Resident Excess	.06	320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Mar-1999
 Sale price: 408,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 572,586

Summary

Total assessments	400,810	
Total exemptions		
Net assessment	400,810	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.4034
 Mkt/sale :
 Assmt/sale: .9824

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	.060	7,500	450			450	315
Residual	2,614							

.980 acres

Total land value

175,450

122,815

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	8
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	4
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,176	298,670
Basement	Full				
Heating	Yes	A/C Yes			8,570
Plumbing	2 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None			Attic size:	13,000
Additions					101,743
Other Features		WB Stks	RR	Unfin	28,993
Sub-Total					450,976
Grade	B+		Factor 1.3500		608,818
CDU			C&D Factor 1.00		608,818
Depreciation			35 %		395,732
Computed cost value @ 70%					277,012

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	24	2,198
P Porches, Patios, Decks	DECK Wood deck	462	12,238
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
G Garages	FR Attached frame LE 65	560	24,563
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	OVER Frame Overhang	7	641
L Living Area	AIR Air conditioning	360	1,094
L Living Area	AIR Air conditioning	112	340

Total additions 101,743

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

Scale: 1" = 7.84 feet

