

Property at 00054 AVONRIDGE

Prop ID 1190054

Printed 05-Feb-2024 11:05 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PLATT SCOTT M AND KATHERYN
 Second name:
 Address: 54 AVONRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1190054 Neigh.: AR Zone: R40 Vol: 528 Page: 364

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Aug-2005
Resident Land	.92	122,500				Sale price: 563,000
Resident Dwelling	1.00	303,770				Sale valid: Y
					Values	
Resident Excess	.01	50				Mkt value :
						Cost value: 609,029
Summary			Utilities		Sales ratios	
Total assessments		426,320	Water	Connecticut	Cost/sale :	1.0818
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		426,320	Gas	None	Assmt/sale:	.7572

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	4
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	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	650
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,136
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1984	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,232	309,600
Basement	Full						
Heating	Yes	A/C Yes					8,880
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		12,500
Attic	None			Attic size:			
Additions							133,764
Other Features		WB Stks		RR			29,790
Sub-Total							494,534
Grade	B+		Factor 1.3500				667,621
CDU			C&D Factor 1.00				667,621
Depreciation			35 %				433,954
Computed cost value @ 70%							303,768

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	532	14,093
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	84	9,616
G Garages	FR Attached frame LE 65	758	32,288
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	84	255
L Living Area	BSMT Basement addition	96	1,769
L Living Area	AIR Air conditioning	352	1,070
L Living Area	FRUF Frame upper full	96	8,038
L Living Area	AIR Air conditioning	96	292
L Living Area	AIR Air conditioning	96	292
L Living Area	AIR Air conditioning	44	134
P Porches, Patios, Decks	UTIL Utility building	144	4,113

Total additions 133,764

