

Property at 00057 AVONRIDGE

Prop ID 1190057

Printed 05-Feb-2024 11:06 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CIACCIO SUZANNE ELLEN AND
 Second name: MARGOLIS JILL CO-TRUSTEES
 Address: 57 AVONRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1190057 Neigh.: AR Zone: R40 Vol: 432 Page: 473

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Apr-1984
Resident Land	.92	122,500				Sale price: 273,800
Resident Dwelling	1.00	292,450				Sale valid:
					Values	
Resident Excess	.03	160			Mkt value :	
					Cost value:	593,014
Summary			Utilities		Sales ratios	
Total assessments		415,110	Water	Connecticut	Cost/sale :	2.1659
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		415,110	Gas	None	Assmt/sale:	1.5161

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	.030	7,500	225			225	158
Residual		1,307						
							Values	
							Sales ratios	
							Cost/sale :	
							Mkt/sale :	
							Assmt/sale:	

.950 acres

Total land value

175,225

122,658

Residential Dwelling Information

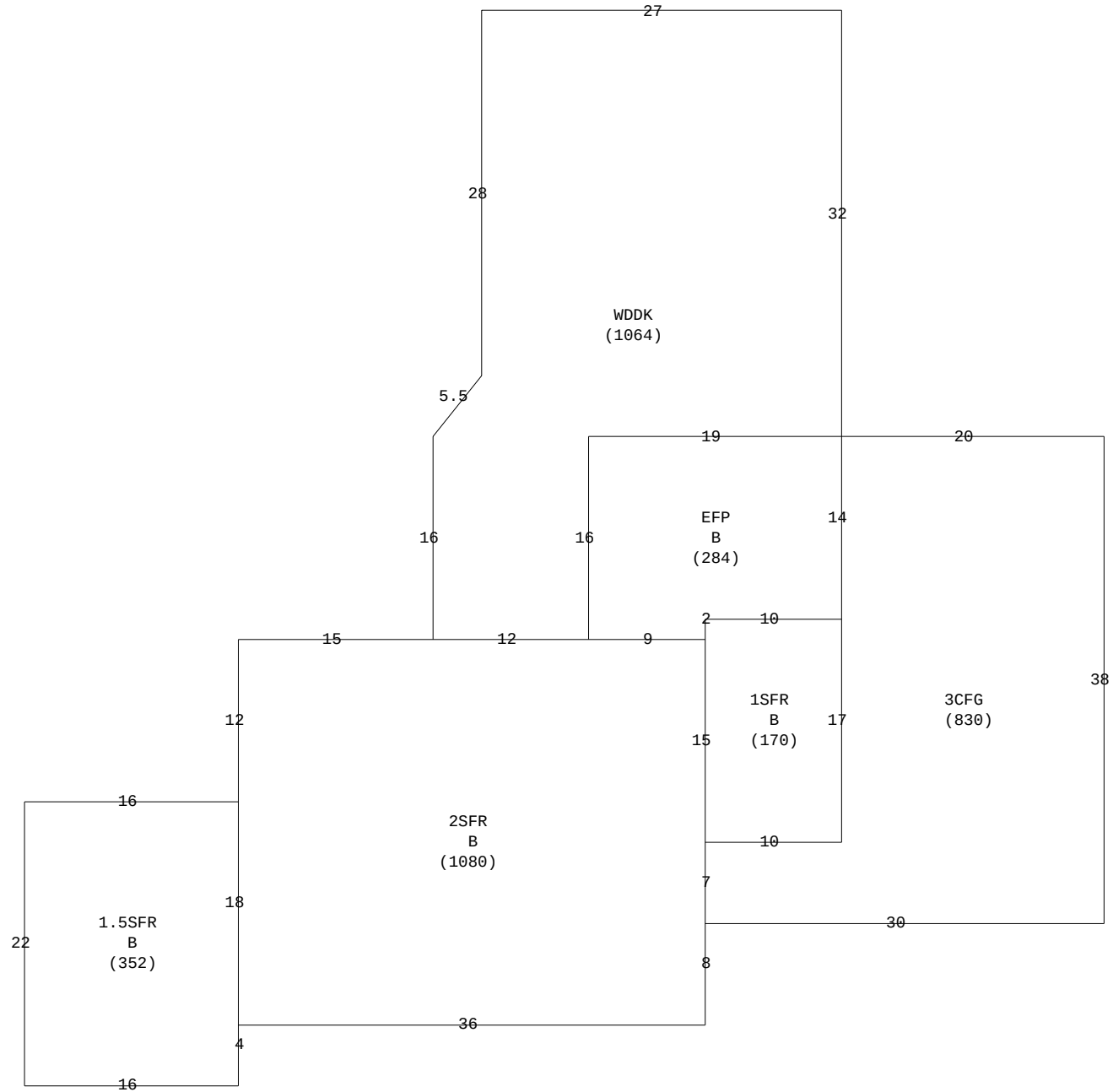
Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	99	None		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full with walk				
Heating	Yes	A/C Yes			8,040
Plumbing	2 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None			Attic size:	13,000
Additions					168,406
Other Features		WB Stks			6,750
Sub-Total					476,116
Grade	B+	Factor 1.3500			642,757
CDU		C&D Factor 1.00			642,757
Depreciation		35 %			417,792
Computed cost value @ 70%					292,454

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	FRUH Frame upper half	352	18,000
L Living Area	AIR Air conditioning	352	1,070
L Living Area	BSMT Basement addition	352	6,487
P Porches, Patios, Decks	FEFF Frame enclosed first	284	27,083
P Porches, Patios, Decks	DECK Wood deck	1,064	28,185
L Living Area	FRFF Frame first floor	170	19,462
L Living Area	BSMT Basement addition	170	3,133
L Living Area	AIR Air conditioning	170	517
G Garages	FR Attached frame LE 65	550	24,172
Total additions			168,406



NAME CHNGE SUZANNE E LASSOFF TO SUZANNE ELLEN CIACCIO 636/125 2-2-12