

Property at 00067 AVONRIDGE

Prop ID 1190067

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

Administrative Information

Owner name: NAVEED SADIQ AND
 Second name: NAEEM HIRA
 Address: 67 AVONRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1190067 Neigh.: AR Zone: R40 Vol: 743 Page: 1265

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	441,930
Resident Outbldg	1.00	2,030

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Aug-2020
 Sale price: 645,000
 Sale valid:

Values

Mkt value :
 Cost value: 810,729

Summary

Total assessments	567,510
Total exemptions	
Net assessment	567,510

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2569
 Mkt/sale :
 Assmt/sale: .8799

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	.200	7,500	1,500			1,500	1,050
Residual	8,712							

1.120 acres

Total land value

176,500

123,550

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	11
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	5
Grade	47	A-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ 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	1,816	423,650
Basement	Full				
Heating	Yes	A/C Yes			12,100
Plumbing	4 F/B	2 H/B	5 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		24,500
Additions					146,640
Other Features	Mason Trim	WB Stks	RR		62,947

Sub-Total					669,837
Grade	A-	Factor 1.4500			971,264
CDU		C&D Factor 1.00			971,264
Depreciation		35 %			631,322
		Computed cost value @ 70%			441,925

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	91	10,418
L Living Area	AIR Air conditioning	91	277
P Porches, Patios, Decks	BPAT Brick/flagstone pati	600	13,682
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	AIR Air conditioning	48	146
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255
L Living Area	FRUF Frame upper full	84	7,033
L Living Area	FRUF Frame upper full	684	57,271
G Garages	FR Attached frame LE 65	684	29,401
L Living Area	AIR Air conditioning	684	2,079

Total additions 146,640

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

