

Property at 00080 AVONRIDGE

Prop ID 1190080

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Administrative Information

Owner name: BELL CHARLES T AND
 Second name: SHARON B TRUSTEES
 Address: 80 AVONRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1190080 Neigh.: AR Zone: R40 Vol: 335 Page: 399

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Oct-1982
Resident Land	.92	122,500				Sale price: 229,712
Resident Dwelling	1.00	336,170				Sale valid: Y
					Values	
Resident Excess	.27	1,420				Mkt value :
						Cost value: 657,271
Summary			Utilities		Sales ratios	
Total assessments		460,090	Water	Connecticut	Cost/sale :	2.8613
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		460,090	Gas	None	Assmt/sale:	2.0029

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	.270	7,500	2,025			2,025	1,418
Residual		11,761						
		1.190 acres		Total land value			177,025	123,918

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	10
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	336
Area Over Gar.	99	None	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Living area	3,302
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1982	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,064	276,790
Basement	Full with walk						
Heating	Yes	A/C Yes					7,950
Plumbing	2 F/B	2 H/B	6 Add'l fix.	Wh/p	Saunas		15,000
Attic	None			Attic size:			
Additions							204,125
Other Features	Mason Trim	WB Stks	RR				43,415
Sub-Total							547,280
Grade	B+		Factor 1.3500				738,828
CDU			C&D Factor 1.00				738,828
Depreciation			35 %				480,238
						Computed cost value @ 70%	336,167

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	BSMT Basement addition	396	7,297
L Living Area	AIR Air conditioning	396	1,204
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	BSMT Basement addition	364	6,708
L Living Area	AIR Air conditioning	364	1,107
P Porches, Patios, Decks	DECK Wood deck	160	4,238
P Porches, Patios, Decks	DECK Wood deck	288	7,629
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	AIR Air conditioning	136	413
G Garages	FR Attached frame LE 65	584	25,499
L Living Area	OVER Frame Overhang	38	3,480
L Living Area	AIR Air conditioning	38	116
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	AIR Air conditioning	16	49
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
Total additions			204,125

