

Property at 00086 AVONRIDGE

Prop ID 1190086

Printed 09-Jul-2024 12:47 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MARQUARDT ARTHUR C
Second name:
Address: 86 AVONRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1190086 Neigh.: AR Zone: R40 Vol: 345 Page: 55

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	439,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Mar-1998
Sale price: 430,000
Sale valid:

Values

Resident Excess	.27	1,420

Summary

Total assessments	563,620
Total exemptions	
Net assessment	563,620

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.8725
Mkt/sale :
Assmt/sale: 1.3107

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

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,566	497,130
Basement	Full with walk			
Heating	Yes	A/C Yes		14,150
Plumbing	3 F/B	2 H/B	5 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				162,551
Other Features	WB Stks		Bsmt Gar	20,000

Sub-Total		715,831
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	966,372
Depreciation	35 %	628,142
	Computed cost value @ 70%	439,699

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	424	48,540
L Living Area	BSMT Basement addition	424	7,813
G Garages	FR Attached frame LE 65	1,435	58,702
L Living Area	BSMT Basement addition	1,435	26,444
L Living Area	FATT Full finished attic	180	6,501
P Porches, Patios, Decks	DECK Wood deck	480	12,715
L Living Area	AIR Air conditioning	424	1,289
L Living Area	AIR Air conditioning	180	547

Total additions 162,551

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 10
Interior Walls	02	Drywall	Garage cars 3
Floors	01	Hardwood	Bedrooms 5
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 3
Garage	13	Basement 3 car	Masonry trim sf
Area Over Gar.	03	Partial	Half Baths 2
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	99	None	Addtn'l fixtures 5
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Living area 4,973
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1983

