

Property at 00092 AVONRIDGE

Prop ID 1190092

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Administrative Information

Owner name: LORD J BRADLEY AND
 Second name: KATHLEEN M
 Address: 92 AVONRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1190092 Neigh.: AR Zone: R40 Vol: 641 Page: 1242

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-May-2012
Resident Land	.92	122,500				Sale price: 724,000
Resident Dwelling	1.00	353,350				Sale valid:
Resident Outbldg	1.00	1,750				Values
						Mkt value :
						Cost value: 682,286
Summary			Utilities		Sales ratios	
Total assessments	477,600		Water	Connecticut	Cost/sale :	.9424
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	477,600		Gas	None	Assmt/sale:	.6597

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						
		.920 acres		Total land value			175,000	122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
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	2
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	50
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	344
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	660
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	2
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	4,022
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	391,720
Basement	Full		1,947	
Heating	Yes	A/C Yes		11,180
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:	Saunas	
Additions				115,779
Other Features	Mason Trim	WB Stks		39,576
Sub-Total				575,255
Grade	B+	Factor 1.3500		776,594
CDU		C&D Factor 1.00		776,594
Depreciation		35 %		504,786
Computed cost value @ 70%				353,350

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	272	16,572
P Porches, Patios, Decks	DECK Wood deck	64	1,695
L Living Area	AIR Air conditioning	98	298
L Living Area	FRFF Frame first floor	98	11,219
L Living Area	BSMT Basement addition	98	1,806
P Porches, Patios, Decks	DECK Wood deck	196	5,192
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
L Living Area	FRFF Frame first floor	126	14,425
G Garages	FSF Full-story fin o/gar	426	28,535
G Garages	HSF Half-story fin o/gar	548	22,418
L Living Area	AIR Air conditioning	426	1,295
L Living Area	AIR Air conditioning	126	383
Total additions			115,779

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2010	C	5,040	50	2,500
Utility Shed									
Value at 70%			1,750	Value at 100%			2,500		

