

Property at 00097 AVONRIDGE

Prop ID 1190097

Printed 05-Feb-2024 11:07 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KOZOL GREGORY & LAURA
 Second name:
 Address: 97 AVONRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1190097 Neigh.: AR Zone: R40 Vol: 718 Page: 589

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-May-2018
Resident Land	.92	122,500				Sale price: 500,000
Resident Dwelling	1.00	340,590				Sale valid:
					Values	
Resident Excess	.08	420			Mkt value :	
					Cost value:	662,157
Summary			Utilities		Sales ratios	
Total assessments		463,510	Water	Connecticut	Cost/sale :	1.3243
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		463,510	Gas	None	Assmt/sale:	.9270

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	.080	7,500	600		600	420
Residual		3,485					
1.000 acres				Total land value		175,600	122,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
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	47	A-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	99	None	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,926
			# Living Units	
			Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area			
Basement	Full with walk					1,463	354,710	
Heating	Yes	A/C		Yes			10,150	
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas		17,500	
Attic	None	Attic size:						
Additions							127,138	
Other Features	WB Stks						6,750	
Sub-Total							516,248	
Grade	A-	Factor		1.4500				748,560
CDU		C&D Factor		1.00				748,560
Depreciation				35 %				486,564
Computed cost value @ 70%							340,595	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	32	848
L Living Area	FRFF Frame first floor	8	916
L Living Area	FRUF Frame upper full	8	670
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	FRUF Frame upper full	64	5,359
L Living Area	FRUF Frame upper full	612	51,243
G Garages	FR Attached frame LE 65	612	26,591
L Living Area	AIR Air conditioning	612	1,860
L Living Area	AIR Air conditioning	52	158
L Living Area	OVER Frame Overhang	52	4,762
L Living Area	AIR Air conditioning	64	195
L Living Area	AIR Air conditioning	64	195

Total additions 127,138

