

Property at 00100 AVONRIDGE

Prop ID 1190100

Printed 22-Jul-2024 12:33 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: XIANG MEIPING &
Second name: LI GUANGFU
Address: 100 AVONRIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
Lot: 1190100 Neigh.: AR Zone: R40 Vol: 794 Page: 916

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2024
Resident Land	.92	122,500				Sale price: 775,000
Resident Dwelling	1.00	298,250				Sale valid:
					Values	
Resident Excess	.08	420				Mkt value :
						Cost value: 601,671
Summary			Utilities		Sales ratios	
Total assessments		421,170	Water	Connecticut		Cost/sale : .7763
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		421,170	Gas	None		Assmt/sale: .5434

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

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,352	333,040
Basement	Full				
Heating	Yes	A/C Yes			9,540
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	12,000
Attic	None	Attic size:			
Additions					93,115
Other Features	WB Stks	RR			37,853
Sub-Total					485,548
Grade	B+	Factor 1.3500			655,490
CDU		C&D Factor 1.00			655,490
Depreciation		35 %			426,069
Computed cost value @ 70%					298,248

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	418	47,853
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	OVER Frame Overhang	29	2,656
L Living Area	AIR Air conditioning	418	1,271
Total additions			93,115

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	8
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	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	872
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,151
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1982				

