

Property at 00106 AVONRIDGE

Prop ID 1190106

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Administrative Information

Owner name: LOPARCO JOSEPH A JR AND
 Second name: KRISTEN P
 Address: 106 AVONRIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 1190106 Neigh.: AR Zone: R40 Vol: 524 Page: 414

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	269,490
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jun-2005
 Sale price: 569,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 561,143

Summary

Total assessments	392,800
Total exemptions	
Net assessment	392,800

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9862
 Mkt/sale :
 Assmt/sale: .6903

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	.020	7,500	150			150	105
Residual		871						

.940 acres

Total land value

175,150

122,605

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,194	302,180
Basement	Full			
Heating	Yes	A/C Yes		8,670
Plumbing	2 F/B	1 H/B 2 Add'l fix.	1 Wh/p	12,000
Attic	None	Attic size:		
Additions				99,878
Other Features		WB Stks		16,000

Sub-Total				438,728
Grade	B+	Factor 1.3500		592,283
CDU		C&D Factor 1.00		592,283
Depreciation		35 %		384,984
		Computed cost value @ 70%		269,489

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	AIR Air conditioning	112	340
G Garages	FR Attached frame LE 65	560	24,563
L Living Area	FRFF Frame first floor	342	39,153
L Living Area	BSMT Basement addition	342	6,302
L Living Area	AIR Air conditioning	342	1,040
P Porches, Patios, Decks	DECK Wood deck	406	10,755
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	OVER Frame Overhang	7	641

Total additions 99,878

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00	2007	C	1,920	50	1,000
Utility Shed									
Value at 70%			700				Value at 100%		1,000

Scale: 1" = 7.84 feet