

Property at 00035 HIGH GATE DRIVE

Prop ID 2680035

Printed 08-Jul-2026 2:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CORTEZ FRANKIE J
 Second name:
 Address: 35 HIGH GATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2680035 Neigh.: Zone: R40 Vol: 815 Page: 713

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	122,500				Sale date: 16-Jun-2026
Resident Dwelling	1.00	289,800				Sale price: 850,000
						Sale valid:
						Values
Resident Excess	.27	1,420				Mkt value :
						Cost value: 591,029
Summary			Utilities		Sales ratios	
Total assessments		413,720	Water	Connecticut	Cost/sale :	.6953
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		413,720	Gas	CNG	Assmt/sale:	.4867

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

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,034
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,426	347,490
Basement	Full				
Heating	Yes	A/C Yes			9,950
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		12,500
Additions					77,346
Other Features		WB Stks	RR		24,511
Sub-Total					471,797
Grade	B+	Factor 1.3500			636,926
CDU		C&D Factor 1.00			636,926
Depreciation		35 %			414,002
Computed cost value @ 70%					289,801

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	918	41,128
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	DECK Wood deck	480	12,715
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	BSMT Basement addition	152	2,801
L Living Area	AIR Air conditioning	152	462
L Living Area	AIR Air conditioning	30	91
Total additions			77,346

