

Property at 00041 HIGH GATE DRIVE

Prop ID 2680041

Printed 06-Feb-2024 1:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OLIVIERI ANGELO III & JESSICA L
 Second name:
 Address: 41 HIGH GATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2680041 Neigh.: Zone: R40 Vol: 745 Page: 440

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 31-Aug-2020
Resident Land	.92	122,500			Sale price: 512,500
Resident Outbldg	1.00	840			Sale valid:
Resident Dwelling	1.00	344,270			

Values

Resident Excess	.47	2,470	Mkt value :	
			Cost value:	671,543

Summary

Summary		Utilities		Sales ratios	
Total assessments	470,080	Water	Connecticut	Cost/sale :	1.3103
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	470,080	Gas	CNG	Assmt/sale:	.9172

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	.470	7,500	3,525		3,525	2,468
Residual		20,473					

1.390 acres

Total land value

178,525

124,968

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
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	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	47	A-	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	400
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	700
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,507
			# Living Units	
			Actual Year Built: 1985	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,374
Basement	Full		337,330
Heating	Yes	A/C Yes	9,660
Plumbing	4 F/B	1 H/B	4 Add'l fix.
Attic	None	Attic size:	1 Wh/p
Additions			Saunas
Other Features	Mason Trim WB Stks	RR	23,000
			120,759
			31,069

Sub-Total		521,818
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	756,636
Depreciation	35 %	756,636
	Computed cost value @ 70%	491,813
		344,269

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	384	32,152
L Living Area	AIR Air conditioning	384	1,167
L Living Area	BSMT Basement addition	53	977
L Living Area	FRFF Frame first floor	53	6,067
L Living Area	AIR Air conditioning	53	161
L Living Area	BSMT Basement addition	322	5,934
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	AIR Air conditioning	322	979
P Porches, Patios, Decks	DECK Wood deck	322	8,530

Total additions 120,759

Outbuilding Information

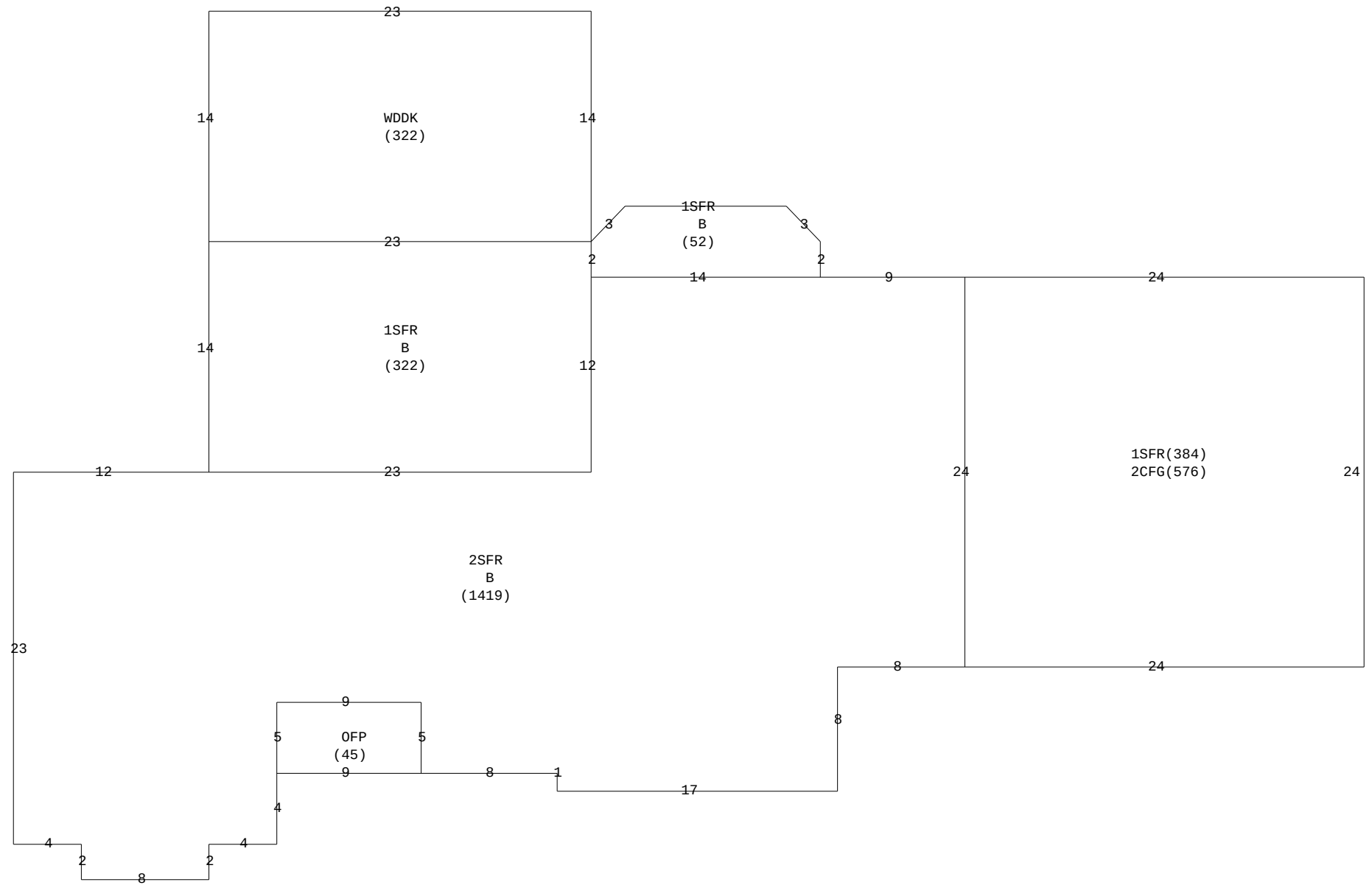
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									

Value at 70%

840

Value at 100%

1,200



NAME CHANGE JOCELYN A FORSYTH TO JOCELYN A HAUSWIRTH 411/1085 9-24-01
NAME CHANGE JOCELYN A HAUSWIRTH TO JOCELYN A FORSYTH 434/1121 8-9-02