

Property at 00045 HIGH GATE DRIVE

Prop ID 2680045

Printed 09-Jan-2026 12:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NATION LEWIS & MEGAN
 Second name:
 Address: 45 HIGH GATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2680045 Neigh.: Zone: R40 Vol: 794 Page: 857

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Jun-2024
Resident Land	.92	122,500	ADA Veteran	3,000	Sale price: 687,000
Resident Dwelling	1.00	416,960	CDB Add Vet	1,500	Sale valid:
			DAC Veteran	10,000	
Resident Excess		.01	50	Values	
				Mkt value :	
				Cost value: 770,729	
Summary		Utilities		Sales ratios	
Total assessments	539,510	Water	Connecticut	Cost/sale :	1.1219
Total exemptions	14,500	Sewer	Septic	Mkt/sale :	
Net assessment	525,010	Gas	CNG	Assmt/sale:	.7853

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	.010	7,500	75		75	53
Residual	436						
		.930 acres	Total land value	175,075		122,553	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
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	4
Garage	13	Basement 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,763
			# Living Units	
			M/F stacks	2
			W/B stacks	
			W/B openings	
			Actual Year Built: 1986	

Building Valuation Summary

		Area		
Dwelling	Frame	2 story w/bsmt	2,276	513,490
Basement	Full			
Heating	Yes	A/C Yes		14,630
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				115,685
Other Features		M Stks	Bsmt Gar	12,500
Sub-Total				678,805
Grade	B+	Factor 1.3500		916,387
CDU		C&D Factor 1.00		916,387
Depreciation		35 %		595,652
		Computed cost value @ 70%		416,956

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	443	11,735
P Porches, Patios, Decks	FEFF Frame enclosed first	747	71,235
L Living Area	FRFF Frame first floor	141	16,142
L Living Area	BSMT Basement addition	141	2,598
L Living Area	FRUH Frame upper half	141	7,210
P Porches, Patios, Decks	FOFF Frame open first flo	104	6,336
L Living Area	AIR Air conditioning	141	429
Total additions			115,685

