

Property at 00048 HIGH GATE DRIVE

Prop ID 2680048

Printed 06-Feb-2024 1:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MERLIN LAWRENCE E AND
 Second name: LINDA S
 Address: 48 HIGH GATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2680048 Neigh.: Zone: R40 Vol: 320 Page: 337

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	299,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 24-Jun-1996
 Sale price: 317,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 603,443

Summary

Total assessments	422,410	
Total exemptions		
Net assessment	422,410	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	CNG	

Sales ratios

Cost/sale : 1.9036
 Mkt/sale :
 Assmt/sale: 1.3325

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

175,225

122,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1983

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,026	234,880
Basement	Full with walk			
Heating	Yes	A/C Yes		6,750
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				193,384
Other Features	Mason Trim	WB Stks	RR	41,982
Sub-Total				487,996
Grade	B+	Factor 1.3500		658,795
CDU		C&D Factor 1.00		658,795
Depreciation		35 %		428,217
		Computed cost value @ 70%		299,752

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	FRUF Frame upper full	216	18,086
L Living Area	AIR Air conditioning	216	657
L Living Area	AIR Air conditioning	216	657
G Garages	FR Attached frame LE 65	572	25,031
G Garages	FSF Full-story fin o/gar	442	29,607
L Living Area	AIR Air conditioning	442	1,344
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
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	FRFF Frame first floor	368	42,129
L Living Area	FRUH Frame upper half	240	12,273
L Living Area	BSMT Basement addition	368	6,782
L Living Area	AIR Air conditioning	368	1,119
L Living Area	AIR Air conditioning	184	559

Total additions 193,384

