

Property at 00054 HIGH GATE DRIVE

Prop ID 2680054

Printed 05-Sep-2025 4:17 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RAGHU RAVI AND
 Second name: RAVI ANOOSHA
 Address: 54 HIGH GATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2680054 Neigh.: Zone: R40 Vol: 806 Page: 459

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Aug-2025
Resident Land	.92	122,500				Sale price: 750,000
Resident Dwelling	1.00	264,120				Sale valid:
					Values	
Resident Excess	.12	630			Mkt value :	
					Cost value:	553,214
Summary			Utilities		Sales ratios	
Total assessments		387,250	Water	Connecticut	Cost/sale :	.7376
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		387,250	Gas	CNG	Assmt/sale:	.5163

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	.120	7,500	900			900	630
Residual		5,227						
1.040 acres			Total land value				175,900	123,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	12	Contemporary Cap		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	04	Fully finished w	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	12	Basement 2 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	4
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,000
Air Condition	02	Partial Central	Living area	3,168
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt				Area		
Basement	Full with walk					1,568	252,840	
Heating	Yes	A/C	Yes				7,240	
Plumbing	2 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas		16,500	
Attic	Fully finished w/WH			Attic size: 1,568			48,204	
Additions							102,864	
Other Features	M Stks RR				Bsmt Gar		33,061	
Sub-Total							460,709	
Grade	B	Factor	1.2600				580,493	
CDU		C&D Factor	1.00				580,493	
Depreciation				35 %				377,320
				Computed cost value @ 70%			264,124	

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	192	3,538
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
L Living Area	AIR Air conditioning	192	584
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	BSMT Basement addition	132	2,432
L Living Area	AIR Air conditioning	132	401
P Porches, Patios, Decks	DECK Wood deck	312	8,265
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
L Living Area	AIR Air conditioning	144	438

Total additions 102,864

Scale: 1" = 6.94 feet