

Property at 00058 HIGH GATE DRIVE

Prop ID 2680058

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Administrative Information

Owner name: ROMER KENNETH D AND
 Second name: BAILEY YVETTE D
 Address: 58 HIGH GATE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 2680058 Neigh.: Zone: R40 Vol: 574 Page: 793

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-2002
Resident Land	.92	122,500			Sale price: 675,000
Resident Outbldg	1.00	2,520			Sale valid: Y
Resident Dwelling	1.00	591,040			

Values

Resident Excess	6.47	16,980	Mkt value :	
			Cost value:	1,047,200

Summary

Total assessments	733,040	Water	Connecticut	Cost/sale :	1.5514
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	733,040	Gas	CNG	Assmt/sale:	1.0860

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	6.470	7,500	48,525	.50	24,263	16,984
Residual	281,833						
7.390 acres		Total land value		199,263		139,484	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Garage cars	7
Floors	07	Hardwood/Carpet	Bedrooms	8
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	6
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	03	Partial	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	4
Air Condition	01	Central Air	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,937	447,280
Basement	Full with walk				
Heating	Yes	A/C Yes			12,760
Plumbing	6 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		32,500
Additions					346,205
Other Features		M Stks RR			57,110
Sub-Total					895,855
Grade	A-	Factor 1.4500			1,298,990
CDU		C&D Factor 1.00			1,298,990
Depreciation		35 %			844,344
		Computed cost value @ 70%			591,041

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	888	39,784
G Garages	FSF Full-story fin o/gar	696	46,621
L Living Area	AIR Air conditioning	696	2,116
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	AIR Air conditioning	260	790
L Living Area	BSMT Basement addition	1,334	24,583
L Living Area	FRFF Frame first floor	894	102,346
L Living Area	AIR Air conditioning	894	2,718
P Porches, Patios, Decks	DECK Wood deck	196	5,192
P Porches, Patios, Decks	FEFF Frame enclosed first	476	45,392
L Living Area	BSMT Basement addition	336	6,192
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	AIR Air conditioning	336	1,021
P Porches, Patios, Decks	FOFF Frame open first flo	20	1,219

Total additions 346,205

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	1997	C	7,200	50	3,600
Utility Shed									
Value at 70%	2,520		Value at 100%		3,600				

