

Property at 00023 HIGH RIDGE HOLLOW

Prop ID 2690023

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Administrative Information

Owner name: MURRAY PHILIP JR AND
 Second name: SOARES DEBRA
 Address: 23 HIGH RIDGE HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2690023 Neigh.: Zone: R40 Vol: 712 Page: 847

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Outbldg	1.00	13,300
Resident Dwelling	1.00	256,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Aug-2017
 Sale price: 550,000
 Sale valid:

Values

Mkt value :
 Cost value: 551,486

Summary

Total assessments	386,040
Total exemptions	
Net assessment	386,040

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0027
 Mkt/sale :
 Assmt/sale: .7019

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site	40,075							
RES	12	.200	7,500	1,500			1,500	1,050
Residual	8,712							

1.120 acres

Total land value

166,500

116,550

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	203,560
Basement	Full		689	
Heating	Yes	A/C Yes		5,890
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	16,500
Attic	None	Attic size:		
Additions				182,535
Other Features		M Stks		38,380
Sub-Total				446,865
Grade	B	Factor 1.2600		563,050
CDU		C&D Factor 1.00		563,050
Depreciation		35 %		365,983
		Computed cost value @ 70%		256,188

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRUF Frame upper full	64	5,359
G Garages	FR Attached frame LE 65	543	23,899
G Garages	FSF Full-story fin o/gar	370	24,784
L Living Area	BSMT Basement addition	853	15,719
L Living Area	FRFF Frame first floor	853	97,652
P Porches, Patios, Decks	DECK Wood deck	276	7,311
L Living Area	AIR Air conditioning	1,287	3,912

Total additions 182,535

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	10	Vertical Siding	
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	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	03	Partial	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Story Height 2.0

Total Rooms	8	Garage cars	2
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths	1	Finish bsmt sz	1,280
Addtn'l fixtures	1	Rec Room Size	
Whirlpools	1	Living area	2,587
Saunas		# Living Units	
M/F stacks	1		
W/B stacks			
W/B openings			

Actual Year Built: 1985

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%			13,300				Value at 100%		19,000

