

Property at 00024 HIGH RIDGE HOLLOW

Prop ID 2690024

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Administrative Information

Owner name: VAN VALKENBURGH GARY &
 Second name: NICOLE MARIE
 Address: 24 HIGH RIDGE HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2690024 Neigh.: Zone: R40 Vol: 741 Page: 311

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Jun-2020
Resident Land	.92	115,500				Sale price: 460,000
Resident Dwelling	1.00	284,360				Sale valid:
Resident Outbldg	1.00	18,690				Values
						Mkt value :
						Cost value: 597,929
Summary			Utilities		Sales ratios	
Total assessments	418,550		Water	Connecticut	Cost/sale :	1.2998
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	418,550		Gas	CNG	Assmt/sale:	.9099

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						
		.920 acres		Total land value			165,000	115,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	3
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	2
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	04	Living Area w/o	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,630	392,590
Basement	Full				
Heating	Yes	A/C Yes			11,180
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					41,863
Other Features		M Stks			32,867
Sub-Total					496,000
Grade	B	Factor 1.2600			624,960
CDU		C&D Factor 1.00			624,960
Depreciation		35 %			406,224
Computed cost value @ 70%					284,357

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	556	24,406
P Porches, Patios, Decks	DECK Wood deck	431	11,417
P Porches, Patios, Decks	DECK Wood deck	228	6,040

Total additions 41,863

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	36	720	74.05	1996	C	53,316	50	26,700
Value at 70%		18,690	Value at 100%		26,700				

