

Property at 00035 HIGH RIDGE HOLLOW

Prop ID 2690035

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Administrative Information

Owner name: ALEXANDER JOHN A AND
 Second name: LASALA CHRISTINE A
 Address: 35 HIGH RIDGE HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2690035 Neigh.: Zone: R40 Vol: 365 Page: 420

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	270,480

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jun-1997
 Sale price: 354,500
 Sale valid: Y

Values

Mkt value :
 Cost value: 552,829

Summary

Total assessments	386,980
Total exemptions	
Net assessment	386,980

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.5595
 Mkt/sale :
 Assmt/sale: 1.0916

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	.190	7,500	1,425			1,425	998
Residual	8,276							

1.110 acres

Total land value

166,425

116,498

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	13	Basement 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,624
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,376	337,720
Basement	Full				
Heating	Yes	A/C Yes			9,670
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		12,000
Additions					139,190
Other Features		M Stks	Bsmt Gar		9,500
Sub-Total					508,080
Grade	B-	Factor 1.1700			594,454
CDU		C&D Factor 1.00			594,454
Depreciation		35 %			386,395
Computed cost value @ 70%					270,477

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	FRUF Frame upper full	60	5,024
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	BSMT Basement addition	256	4,718
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	OVER Frame Overhang	88	8,059
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	AIR Air conditioning	360	1,094
L Living Area	AIR Air conditioning	256	778
L Living Area	AIR Air conditioning	60	182
L Living Area	AIR Air conditioning	48	146
L Living Area	AIR Air conditioning	88	268
P Porches, Patios, Decks	FEFF Frame enclosed first	255	24,317

Total additions 139,190

