

Property at 00039 HIGH RIDGE HOLLOW

Prop ID 2690039

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Administrative Information

Owner name: SOLEY BRANDON R & ERIKA
 Second name:
 Address: 39 HIGH RIDGE HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2690039 Neigh.: Zone: R40 Vol: 813 Page: 1239

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Apr-2026
Resident Land	.92	115,500	ACA	Veteran	2,500	Sale price: 900,000
Resident Outbldg	2.00	12,180	CCB	Add Vet	1,250	Sale valid:
Resident Dwelling	1.00	361,200	DAC	Veteran	10,000	Values
Resident Excess	.42	2,210				Mkt value : Cost value: 701,557
Summary			Utilities		Sales ratios	
Total assessments		491,090	Water	Connecticut		Cost/sale : .7795
Total exemptions		13,750	Sewer	Public sewer		Mkt/sale : Assmt/sale: .5457
Net assessment		477,340	Gas	CNG		

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	.420	7,500	3,150			3,150	2,205
Residual		18,295						
1.340 acres				Total land value			168,150	117,705

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	5
Attic	99	None	Half Baths	
Grade	40	B	Addn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	1
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	06	Very Good	Actual Year Built: 1985	
Exterior Cond	06	Very Good		

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	2,661	396,670
Basement	Full				
Heating	Yes	A/C Yes			11,290
Plumbing	5 F/B	H/B 4 Add'l fix.	1 Wh/p	Saunas	24,500
Attic	None	Attic size:			
Additions					194,573
Other Features		M Stks			3,000
Sub-Total					630,033
Grade	B	Factor 1.2600			793,842
CDU		C&D Factor 1.00			793,842
Depreciation		35 %			515,997
		Computed cost value @ 70%			361,198

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	480	21,441
P Porches, Patios, Decks	DECK Wood deck	570	15,099
G Garages	FR Attached frame LE 65	368	17,071
L Living Area	FRFF Frame first floor	690	78,992
L Living Area	AIR Air conditioning	690	2,098
L Living Area	FRUF Frame upper full	690	57,774
L Living Area	AIR Air conditioning	690	2,098
Total additions			194,573

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
RP1 Pool w/ Plastic Linr	28	15	420	74.05		C	31,101	50	15,600
Value at 70%			12,180				Value at 100%		17,400

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Prop ID 2690039 Card 01

Scale: 1" = 11.64 feet

1CFRG
(368)

2CFRG
(480)

2SFR
(690)

1SFR
B
(2661)

WDDK
(498)

Boundary measurements (feet): 2, 14, 5, 18, 2, 16, 23, 15, 28, 10, 12, 7, 23, 9, 11.5, 20, 4, 14, 4, 35, 4, 18, 4, 28, 7, 9, 34, 6, 14, 10, 18, 24, 20, 24, 2.

