

Property at 00042 HIGH RIDGE HOLLOW

Prop ID 2690042

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## Administrative Information

Owner name: APPEL ANTOINETTE R TTEE  
 Second name:  
 Address: 42 HIGH RIDGE HOLLOW  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
 Lot: 2690042 Neigh.: Zone: R40 Vol: 795 Page: 1262

| Assessments       |         |         | Exemptions |              | Last sale    |                        |
|-------------------|---------|---------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat          | Amount       | Sale date: 08-Aug-2024 |
| Resident Land     | .92     | 115,500 |            |              |              | Sale price: 827,999    |
| Resident Dwelling | 1.00    | 286,890 |            |              |              | Sale valid:            |
| Resident Outbldg  | 1.00    | 16,800  |            |              |              | Values                 |
|                   |         |         |            |              | Mkt value :  |                        |
|                   |         |         |            |              | Cost value:  | 598,843                |
| Summary           |         |         | Utilities  |              | Sales ratios |                        |
| Total assessments | 419,190 |         | Water      | Connecticut  | Cost/sale :  | .7232                  |
| Total exemptions  |         |         | Sewer      | Public sewer | Mkt/sale :   |                        |
| Net assessment    | 419,190 |         | Gas        | CNG          | Assmt/sale:  | .5063                  |

## 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          | 13   | Contemp. Colonia |                         |       |
| Exterior Walls | 10   | Vertical Siding  |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 5     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 40   | B                | Full Baths              | 3     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              |       |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 01   | Unfinished       | Addn'l fixtures         | 3     |
| Air Condition  | 01   | Central Air      | Rec Room Size           |       |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 3,302 |
|                |      |                  | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 1986 |       |

## Building Valuation Summary

|                           |                |                  |        |        |         |
|---------------------------|----------------|------------------|--------|--------|---------|
| Dwelling                  | Frame          | 2 story w/bsmt   | Area   | 1,380  | 338,500 |
| Basement                  | Full with walk |                  |        |        |         |
| Heating                   | Yes            | A/C Yes          |        |        | 9,690   |
| Plumbing                  | 3 F/B          | H/B 3 Add'l fix. | 1 Wh/p | Saunas | 14,000  |
| Attic                     | None           | Attic size:      |        |        |         |
| Additions                 |                |                  |        |        | 124,720 |
| Other Features            |                | WB Stks          |        |        | 13,500  |
| Sub-Total                 |                |                  |        |        | 500,410 |
| Grade                     | B              | Factor 1.2600    |        |        | 630,517 |
| CDU                       |                | C&D Factor 1.00  |        |        | 630,517 |
| Depreciation              |                | 35 %             |        |        | 409,836 |
| Computed cost value @ 70% |                |                  |        |        | 286,885 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 464  | 12,291 |
| L Living Area            | OVER Frame Overhang       | 46   | 4,213  |
| L Living Area            | OVER Frame Overhang       | 9    | 824    |
| L Living Area            | OVER Frame Overhang       | 9    | 824    |
| L Living Area            | OVER Frame Overhang       | 20   | 1,832  |
| L Living Area            | FRFF Frame first floor    | 504  | 57,698 |
| L Living Area            | BSMT Basement addition    | 504  | 9,288  |
| L Living Area            | AIR Air conditioning      | 504  | 1,532  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 40   | 2,437  |
| G Garages                | FRL Attached frame GT 65  | 754  | 33,781 |

Total additions 124,720

## Outbuilding Information

| Description                 | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|-----------------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RP1 Pool w/<br>Plastic Linr | 18  | 36     | 648           | 74.05 | 1988   | C   | 47,984 | 50   | 24,000 |
| Value at 70%                |     | 16,800 | Value at 100% |       | 24,000 |     |        |      |        |

