

Property at 00045 HIGH RIDGE HOLLOW

Prop ID 2690045

Printed 06-Feb-2024 1:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VALE ROBERT & SARAH
 Second name:
 Address: 45 HIGH RIDGE HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2690045 Neigh.: Zone: R40 Vol: 731 Page: 931

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Outbldg	1.00	1,120
Resident Dwelling	1.00	316,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Aug-2019
 Sale price: 518,000
 Sale valid:

Values

Mkt value :
 Cost value: 618,914

Summary

Total assessments	433,240
Total exemptions	
Net assessment	433,240

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1948
 Mkt/sale :
 Assmt/sale: .8364

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	.090	7,500	675			675	473
Residual	3,920							

1.010 acres

Total land value

165,675

115,973

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	12	Contemporary Cap		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
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	37	B-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	886
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,927
			# Living Units	
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,686	347,270
Basement	Full			
Heating	Yes	A/C Yes		9,920
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				18,000
Other Features		M Stks RR		193,474
				25,204
Sub-Total				593,868
Grade	B-	Factor 1.1700		694,826
CDU		C&D Factor 1.00		694,826
Depreciation		35 %		451,637
		Computed cost value @ 70%		316,146

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	367	9,722
L Living Area	FRFF Frame first floor	691	79,106
L Living Area	BSMT Basement addition	691	12,734
L Living Area	AIR Air conditioning	691	2,101
G Garages	FRL Attached frame GT 65	720	32,257
L Living Area	FRFF Frame first floor	119	13,623
L Living Area	AIR Air conditioning	119	362
G Garages	FSF Full-story fin o/gar	445	29,808
L Living Area	AIR Air conditioning	588	1,788
L Living Area	FRUF Frame upper full	143	11,973

Total additions 193,474

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	9	12	108	30.00	2005	C	3,240	50	1,600
Utility Shed									
Value at 70%			1,120				Value at 100%		1,600

Scale: 1" = 8.91 feet