

Property at 00051 HIGH RIDGE HOLLOW

Prop ID 2690051

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

Administrative Information

Owner name: MOYER JAMES W &
 Second name: EVANS-MOYER TRACY K
 Address: 51 HIGH RIDGE HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2690051 Neigh.: Zone: R30 Vol: 697 Page: 601

Assessments

Assmt category	Qty	Amount
Resident Land	.76	115,500
Resident Dwelling	1.00	309,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jun-2016
 Sale price: 520,000
 Sale valid:

Values

Mkt value :
 Cost value: 607,029

Summary

Total assessments	424,920
Total exemptions	
Net assessment	424,920

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1674
 Mkt/sale :
 Assmt/sale: .8172

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.760	165,000	165,000		165,000	115,500
Primary Site		33,106					

.760 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 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
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	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Living area	3,435
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 1986				

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,206	435,820
Basement	Full			
Heating	Yes	A/C Yes		12,420
Plumbing	4 F/B	1 H/B 2 Add'l fix.	1 Wh/p	22,000
Attic	None	Attic size:	Saunas	
Additions				82,933
Other Features		M Stks RR		28,061
Sub-Total				581,234
Grade	B-	Factor 1.1700		680,044
CDU		C&D Factor 1.00		680,044
Depreciation		35 %		442,029
Computed cost value @ 70%				309,420

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	776	34,766
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
P Porches, Patios, Decks	FOFF Frame open first flo	264	16,084
P Porches, Patios, Decks	DECK Wood deck	351	9,298
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
L Living Area	FRFF Frame first floor	126	14,425
L Living Area	BSMT Basement addition	126	2,322
L Living Area	AIR Air conditioning	126	383
P Porches, Patios, Decks	UTIL Utility building	70	1,999

Total additions 82,933

