

Property at 00057 HIGH RIDGE HOLLOW

Prop ID 2690057

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Administrative Information

Owner name: NARTOWICZ DARIUSZ & BASIA
 Second name:
 Address: 57 HIGH RIDGE HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2690057 Neigh.: Zone: R30 Vol: 725 Page: 196

Assessments

Assmt category	Qty	Amount
Resident Land	.76	115,500
Resident Dwelling	1.00	300,920
Resident Outbldg	1.00	20,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Dec-2018
 Sale price: 505,000
 Sale valid:

Values

Mkt value :
 Cost value: 624,486

Summary

Total assessments	437,140
Total exemptions	
Net assessment	437,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2366
 Mkt/sale :
 Assmt/sale: .8656

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	10	Vertical Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	37	B-		
Garage	23	Attached 3 car		
Area Over Gar.	05	Half Story Finis		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1986

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,307	218,490
Basement	Full			
Heating	Yes	A/C No		
Plumbing	3 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas 20,500
Attic	None	Attic size:		
Additions				289,375
Other Features		M Stks RR		36,895
Sub-Total				565,260
Grade	B-	Factor 1.1700		661,354
CDU		C&D Factor 1.00		661,354
Depreciation		35 %		429,880
		Computed cost value @ 70%		300,916

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	960	109,902
L Living Area	FRUF Frame upper full	960	80,381
L Living Area	BSMT Basement addition	960	17,691
P Porches, Patios, Decks	DECK Wood deck	458	12,132
L Living Area	FRUH Frame upper half	336	17,182
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	FRFF Frame first floor	192	21,980

Total additions 289,375

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	20	40	800	74.05		C	59,240	50	29,600
Value at 70%			20,720				Value at 100%		29,600

