

Property at 00058 HIGH RIDGE HOLLOW

Prop ID 2690058

Printed 06-Feb-2024 1:32 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: MENSAH JOE K AND MAVIS  
Second name:  
Address: 58 HIGH RIDGE HOLLOW  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
Lot: 2690058 Neigh.: Zone: R30 Vol: 210 Page: 57

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .84  | 115,500 |
| Resident Dwelling | 1.00 | 354,710 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

## Last sale

Sale date: 30-Jun-1988  
Sale price: 407,000  
Sale valid:

## Values

Mkt value :  
Cost value: 671,729

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 470,210 |
| Total exemptions  |         |
| Net assessment    | 470,210 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.6504  
Mkt/sale :  
Assmt/sale: 1.1553

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .840       | 165,000 | 165,000 |      |      | 165,000 | 115,500   |
| Primary Site |     | 36,590     |         |         |      |      |         |           |

.840 acres Total land value 165,000 115,500

## Building Valuation Summary

|                |       |                    | Area   |         |
|----------------|-------|--------------------|--------|---------|
| Dwelling       | Frame | 1 story w/bsmt     | 2,754  | 408,910 |
| Basement       | Full  |                    |        |         |
| Heating        | Yes   | A/C Yes            |        | 11,640  |
| Plumbing       | 3 F/B | 1 H/B 1 Add'l fix. | 1 Wh/p | 16,500  |
| Attic          | None  | Attic size:        |        |         |
| Additions      |       |                    |        | 49,442  |
| Other Features |       | M Stks RR          |        | 16,213  |

|              |   |                           |         |
|--------------|---|---------------------------|---------|
| Sub-Total    |   |                           | 502,705 |
| Grade        | B | Factor 1.2600             | 633,408 |
| CDU          |   | C&D Factor 1.00           | 633,408 |
| Depreciation |   | 20 %                      | 506,726 |
|              |   | Computed cost value @ 70% | 354,708 |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 758  | 33,960 |
| L Living Area            | OVER Frame Overhang      | 10   | 916    |
| P Porches, Patios, Decks | DECK Wood deck           | 416  | 11,020 |
| P Porches, Patios, Decks | CPAT Concrete patio      | 416  | 3,546  |

Total additions 49,442

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 06   | Contemporary     |                         |       |
| Exterior Walls | 01   | Clapboards       |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 3     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            |       |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 40   | B                | Full Baths              | 3     |
| 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  | 04   | Living Area w/o  | Addn'l fixtures         | 1     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 600   |
| Interior Cond  | 06   | Very Good        | Whirlpools              | 1     |
| Exterior Cond  | 06   | Very Good        | Living area             | 2,764 |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | Saunas                  |       |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              |       |
|                |      |                  | W/B openings            |       |
|                |      |                  | Actual Year Built: 1986 |       |

