

Property at 00060 HIGH RIDGE HOLLOW

Prop ID 2690060

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Administrative Information

Owner name: KACHA SMINKAL M TTEE AND
 Second name: CHAVDA MADHAVI TTEE
 Address: 60 HIGH RIDGE HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2690060 Neigh.: Zone: R40 Vol: 787 Page: 1105

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Outbldg	1.00	6,370
Resident Dwelling	1.00	277,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Aug-2012
 Sale price: 432,000
 Sale valid:

Values

Mkt value :
 Cost value: 575,271

Summary

Total assessments	402,690
Total exemptions	
Net assessment	402,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3316
 Mkt/sale :
 Assmt/sale: .9322

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	.580	7,500	4,350			4,350	3,045
Residual		25,265						

1.500 acres Total land value 169,350 118,545

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	12	Contemporary Cap		
Exterior Walls	02	Wood Shingles		
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	2
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	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	03	Partial	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	2
Exterior Cond	05	Good	Living area	3,276
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1986	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,632	338,080
Basement	Full				
Heating	Yes	A/C Yes			9,660
Plumbing	2 F/B	1 H/B 2 Add'l fix.	2 Wh/p	Saunas	14,500
Attic	None	Attic size:			
Additions					80,723
Other Features		WB Stks			9,250
Sub-Total					452,213
Grade	B+	Factor 1.3500			610,488
CDU		C&D Factor 1.00			610,488
Depreciation		35 %			396,817
Computed cost value @ 70%					277,772

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	240	20,095
L Living Area	FRFF Frame first floor	180	20,607
P Porches, Patios, Decks	DECK Wood deck	560	14,834

Total additions 80,723

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	24	480	30.00		B	18,144	50	9,100
Utility Shed									
Value at 70%					6,370	Value at 100%			
						9,100			

