

Property at 00061 HIGH RIDGE HOLLOW

Prop ID 2690061

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Administrative Information

Owner name: SHAPIRO JYLL & BENJAMIN
 Second name:
 Address: 61 HIGH RIDGE HOLLOW
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2690061 Neigh.: Zone: R30 Vol: 776 Page: 598

Assessments

Assmt category	Qty	Amount
Resident Land	.69	115,500
Resident Dwelling	1.00	320,170

Exemptions

Exempt	Cat	Amount
LBA	Volfire	62,500

Last sale

Sale date: 28-Jun-2022
 Sale price: 670,000
 Sale valid:

Values

Mkt value :
 Cost value: 622,386

Summary

Total assessments	435,670
Total exemptions	62,500
Net assessment	373,170

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9289
 Mkt/sale :
 Assmt/sale: .6503

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	165,000	165,000		165,000	115,500
Primary Site		30,056					

.690 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	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	40	B		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	99	None		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1986

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,176	298,670
Basement	None			-5,140
Heating	Yes	A/C Yes		8,570
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:	Saunas	
Additions				218,323
Other Features		M Stks RR		21,037

Sub-Total			558,460
Grade	B	Factor 1.2600	703,660
CDU		C&D Factor 1.00	703,660
Depreciation		35 %	457,379
		Computed cost value @ 70%	320,165

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	44	1,166
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	DECK Wood deck	36	954
P Porches, Patios, Decks	DECK Wood deck	472	12,503
L Living Area	FRFF Frame first floor	784	89,753
L Living Area	FRUH Frame upper half	784	40,091
L Living Area	BSMT Basement addition	784	14,448
L Living Area	AIR Air conditioning	784	2,383
L Living Area	AIR Air conditioning	392	1,192
G Garages	FRL Attached frame GT 65	720	32,257
P Porches, Patios, Decks	CPAT Concrete patio	560	4,773

Total additions 218,323

