

Property at 00094 HIGH RIDGE ROAD

Prop ID 2700094

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Administrative Information

Owner name: KILBOURNE FREDERICK W AND
 Second name: KATHLEEN B TRUSTEES
 Address: 94 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700094 Neigh.: Zone: R40 Vol: 727 Page: 407

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Apr-2019
Resident Land	.92	115,500				Sale price: 405,000
Resident Dwelling	1.00	220,150				Sale valid:
					Values	
Resident Excess	.03	160				Mkt value :
					Cost value: 479,729	
Summary			Utilities		Sales ratios	
Total assessments		335,810	Water	Connecticut	Cost/sale :	1.1845
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		335,810	Gas	CNG	Assmt/sale:	.8292

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	.030	7,500	225			225	158
Residual		1,307						
							Values	
							Cost value: 479,729	
Summary			Utilities		Sales ratios			
Total assessments			335,810		Water		Connecticut	
Total exemptions					Cost/sale :		1.1845	
Net assessment			335,810		Sewer		Public sewer	
					Mkt/sale :			
					Assmt/sale:		.8292	

.950 acres

Total land value

165,225

115,658

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	37	B-		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1974

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				1,120	250,890
Basement	Full						
Heating	Yes	A/C Yes					7,200
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas		9,500
Attic	None			Attic size:			
Additions							118,354
Other Features		WB Stks	RR				27,600
Sub-Total							413,544
Grade	B-		Factor 1.1700				483,846
CDU			C&D Factor 1.00				483,846
Depreciation			35 %				314,500
						Computed cost value @ 70%	220,150

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	635	27,489
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	BSMT Basement addition	252	4,644
L Living Area	FRFF Frame first floor	324	37,092
P Porches, Patios, Decks	DECK Wood deck	435	11,523
L Living Area	FRFF Frame first floor	40	4,579
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	AIR Air conditioning	252	766
Total additions			118,354

