

Property at 00100 HIGH RIDGE ROAD

Prop ID 2700100

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Administrative Information

Owner name: ULLRICH JESSE DANIEL & LAURA
 Second name:
 Address: 100 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700100 Neigh.: Zone: R40 Vol: 807 Page: 203

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Sep-2025
Resident Land	.92	115,500				Sale price: 800,000
Resident Dwelling	1.00	230,200				Sale valid:
Resident Outbldg	1.00	13,510				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 513,229
Summary			Utilities		Sales ratios	
Total assessments		359,260	Water	Connecticut	Cost/sale :	.6415
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		359,260	Gas	CNG	Assmt/sale:	.4491

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	.010	7,500	75			75	53
Residual		436						
		.930 acres	Total land value				165,075	115,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	624
Air Condition	01	Central Air	Whirlpools	2,412
Interior Cond	05	Good	Living area	
Exterior Cond	05	Good	# Living Units	
			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	3 F/B	H/B Add'l fix.	Wh/p	Saunas			10,000
Attic	None	Attic size:					
Additions							141,949
Other Features		WB Stks	RR				22,388
Sub-Total							432,427
Grade	B-	Factor 1.1700					505,940
CDU		C&D Factor 1.00					505,940
Depreciation		35 %					328,861
Computed cost value @ 70%							230,203

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	BSMT Basement addition	252	4,644
L Living Area	AIR Air conditioning	252	766
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FR Attached frame LE 65	596	25,967
P Porches, Patios, Decks	FEFF Frame enclosed first	108	10,299
L Living Area	FRFF Frame first floor	480	54,951
L Living Area	AIR Air conditioning	480	1,459
P Porches, Patios, Decks	DECK Wood deck	270	7,152

Total additions 141,949

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	29	522	74.05	2009	C	38,654	50	19,300
Value at 70%		13,510	Value at 100%		19,300				

