

Property at 00101 HIGH RIDGE ROAD

Prop ID 2700101

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Administrative Information

Owner name: HORELIK ADAM & IWONA
 Second name:
 Address: 101 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700101 Neigh.: Zone: R40 Vol: 663 Page: 756

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2013
Resident Land	.92	115,500				Sale price: 385,000
Resident Dwelling	1.00	190,150				Sale valid:
Resident Outbldg	1.00	840				Values
Resident Excess	.04	210				Mkt value :
						Cost value: 438,143
Summary			Utilities		Sales ratios	
Total assessments		306,700	Water	Connecticut	Cost/sale :	1.1380
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		306,700	Gas	CNG	Assmt/sale:	.7966

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	.040	7,500	300			300	210
Residual		1,742						
		.960 acres	Total land value				165,300	115,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				800	225,230
Basement	Full						
Heating	Yes	A/C Yes					6,500
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							94,189
Other Features		WB Stks	RR	Bsmt Gar			22,761
Sub-Total							357,180
Grade	B-	Factor 1.1700					417,901
CDU		C&D Factor 1.00					417,901
Depreciation		35 %					271,636
Computed cost value @ 70%							190,145

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
L Living Area	AIR Air conditioning	308	936
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P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	AIR Air conditioning	32	97

Total additions 94,189

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%		840	Value at 100%		1,200				

