

Property at 00102 HIGH RIDGE ROAD

Prop ID 2700102

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Administrative Information

Owner name: KELAHER JAMES AND
 Second name: UNSWORTH JENNIFER
 Address: 102 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700102 Neigh.: Zone: R40 Vol: 679 Page: 738

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,408	299,930
Basement	Full			
Heating	Yes	A/C Yes		8,590
Plumbing	3 F/B	1 H/B Add'l fix.	Wh/p	13,500
Attic	None	Attic size:		
Additions				194,406
Other Features	WB Stks	RR		45,545
Sub-Total				561,971
Grade	B	Factor 1.2600		708,083
CDU		C&D Factor 1.00		708,083
Depreciation		35 %		460,254
Computed cost value @ 70%				322,178

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Oct-2014
Resident Land	.92	115,500			Sale price: 452,000
Resident Dwelling	1.00	322,180			Sale valid:
Resident Outbldg	2.00	26,180			Values
Resident Excess	.27	1,420			Mkt value :
Summary		Utilities		Sales ratios	
Total assessments	465,280	Water	Connecticut	Cost/sale :	1.4705
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	465,280	Gas	CNG	Assmt/sale:	1.0294

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	.270	7,500	2,025		2,025	1,418
Residual	11,761						
1.190 acres		Total land value		167,025		116,918	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1,000
Grade	40	B	Whirlpools	200
Garage	23	Attached 3 car	Saunas	3,122
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	06	RR w/o air,L w/o	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	735	19,470
L Living Area	FRFF Frame first floor	982	112,420
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	DECK Wood deck	320	8,477
L Living Area	AIR Air conditioning	40	122
P Porches, Patios, Decks	CNPY Canopy	230	4,874
G Garages	FR Attached frame LE 65	624	27,060
G Garages	FR Attached frame LE 65	400	18,320

Total additions 194,406

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
RS1 Frame Utility Shed	20	24	480	30.00	1992	B	18,144	50	9,100
Value at 70%		26,180	Value at 100%		37,400				

