

Property at 00104 HIGH RIDGE ROAD

Prop ID 2700104

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Administrative Information

Owner name: JONES VICTOR MARTIN &
 Second name: JONES JESSIE ROCHELLE
 Address: 104 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700104 Neigh.: Zone: R40 Vol: 797 Page: 396

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 24-Sep-2024
Resident Land	.92	115,500			Sale price: 585,000
Resident Dwelling	1.00	223,800			Sale valid:
Resident Outbldg	1.00	1,680			Values
Resident Excess	.14	740			Mkt value :
					Cost value: 488,171

Summary

Total assessments	341,720	Water	Connecticut	Cost/sale :	.8345
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	341,720	Gas	CNG	Assmt/sale:	.5841

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	.140	7,500	1,050		1,050	735
Residual	6,098						
1.060 acres		Total land value		166,050		116,235	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
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	2
Grade	40	B	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	858	159,410
Basement	Full				
Heating	Yes	A/C Yes			4,600
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	12,000
Attic	None		Attic size:		
Additions					190,734
Other Features		WB Stks			23,623
Sub-Total					390,367
Grade	B	Factor 1.2600			491,862
CDU		C&D Factor 1.00			491,862
Depreciation		35 %			319,710
		Computed cost value @ 70%			223,797

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	602	15,947
P Porches, Patios, Decks	CPAT Concrete patio	240	2,046
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	FRFF Frame first floor	780	89,295
L Living Area	FRUH Frame upper half	780	39,886
L Living Area	AIR Air conditioning	780	2,371
L Living Area	AIR Air conditioning	390	1,186
G Garages	FR Attached frame LE 65	529	23,353
L Living Area	OVER Frame Overhang	33	3,022
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	AIR Air conditioning	33	100
Total additions			190,734

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2009	C	4,800	50	2,400
Utility Shed									
Value at 70%	1,680		Value at 100%		2,400				

