

Property at 00106 HIGH RIDGE ROAD

Prop ID 2700106

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Administrative Information

Owner name: MERCIERI JOSEPH A & CYNTHIA
 Second name:
 Address: 106 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700106 Neigh.: Zone: R40 Vol: 679 Page: 680

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Exemptions	Last sale
Resident Land	.92	115,500	AAA	1,000	Veteran	Sale date: 28-Oct-2014
Resident Dwelling	1.00	206,470	CAB	500	Add Vet	Sale price: 299,900
			DAC	10,000	Veteran	Sale valid:
Resident Excess	.01	50				Values
						Mkt value :
						Cost value: 460,029

Summary

Summary	Utilities	Sales ratios
Total assessments	Water Connecticut	Cost/sale : 1.5339
Total exemptions	Sewer Public sewer	Mkt/sale :
Net assessment	Gas CNG	Assmt/sale: 1.0738

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	06	Contemporary	
Exterior Walls	10	Vertical Siding	
Roof Material	05	Tar and Gravel	Story Height 2.0
Roof Type	05	Flat	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 3
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	02	Natural Gas	Full Baths 2
Attic	99	None	Half Baths
Grade	37	B-	Addtn'l fixtures
Garage	22	Attached 2 car	Whirlpools
Area Over Gar.	99	None	Saunas
Basement	01	Full	M/F stacks
Bsmt Fin Qual	01	Unfinished	W/B stacks 2
Air Condition	01	Central Air	W/B openings 2
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1974

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	233,050
Basement	Full		840	
Heating	Yes	A/C Yes		6,720
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:	Saunas	
Additions				129,585
Other Features		WB Stks		13,500
Sub-Total				387,855
Grade	B-	Factor 1.1700		453,790
CDU		C&D Factor 1.00		453,790
Depreciation		35 %		294,964
		Computed cost value @ 70%		206,475

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	506	22,456
L Living Area	BSMT Basement addition	678	12,494
L Living Area	FRFF Frame first floor	678	77,618
L Living Area	AIR Air conditioning	678	2,061
P Porches, Patios, Decks	FOFF Frame open first flo	102	6,214
P Porches, Patios, Decks	DECK Wood deck	330	8,742
Total additions			129,585

