

Property at 00111 HIGH RIDGE ROAD

Prop ID 2700111

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Administrative Information

Owner name: BROYLES ALLEN & MIRANDA DALE
 Second name:
 Address: 111 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700111 Neigh.: Zone: R40 Vol: 751 Page: 589

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 21-Dec-2020
Resident Land	.92	115,500	APA Veteran	307,450	Sale price: 430,000
Resident Dwelling	1.00	191,420	DAC Veteran	840	Sale valid:
Resident Outbldg	1.00	840			

Values

Resident Excess	.10	530	Mkt value :	
			Cost value:	440,414

Summary

Summary		Utilities		Sales ratios	
Total assessments	308,290	Water	Connecticut	Cost/sale :	1.0242
Total exemptions	308,290	Sewer	Public sewer	Mkt/sale :	
Net assessment		Gas	CNG	Assmt/sale:	.7170

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	.100	7,500	750		750	525
Residual		4,356					

1.020 acres Total land value 165,750 116,025

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
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	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Addn'l fixtures	
Interior Cond	05	Good	Whirlpools	2,629
Exterior Cond	05	Good	Living area	
			# Living Units	
			Actual Year Built: 1974	

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	1,484	312,870
Basement	Full with walk		
Heating	Yes A/C Yes		8,950
Plumbing	3 F/B H/B Add'l fix. Wh/p		10,000
Attic	None Attic size:		
Additions			16,008
Other Features	WB Stks Bsmt Gar		11,750
Sub-Total			359,578
Grade	B- Factor 1.1700		420,706
CDU	C&D Factor 1.00		420,706
Depreciation	35 %		273,459
	Computed cost value @ 70%		191,421

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	DECK Wood deck	490	12,980
L Living Area	AIR Air conditioning	32	97

Total additions 16,008

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

