

Property at 00121 HIGH RIDGE ROAD

Prop ID 2700121

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Administrative Information

Owner name: MCCLURE CHRISTOPHER AND
Second name: TAYLOR
Address: 121 HIGH RIDGE ROAD
City/state: AVON CT Zip: 06001

-Location Information-

Map: 023 Clerk map:
Lot: 2700121 Neigh.: Zone: R40 Vol: 702 Page: 206

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	232,460

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

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Sale date: 23-Sep-2016
Sale price:      250,000
Sale valid: 25
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—Values—

Mkt value :
Cost value: 497,757

Summary

Total assessments	348,430
Total exemptions	
Net assessment	348,430

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

-Sales ratios-

Cost/sale :	1.9910
Mkt/sale :	
Assmt/sale:	1.3937

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	.090	7,500	675		675	473
Residual		3,920					

1.010 acres	Total land value	165,675	115,973
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	09	Dutch Colonial				
Exterior Walls	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	03	Gambrell				
Foundation	01	Poured Concrete	Total Rooms	7	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf	
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	1,000
Grade	37	B-	Whirlpools		Living area	2,436
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	01	Full	W/B stacks	2		
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	4		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1976			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,092	282,260
Basement	Full					
Heating	Yes	A/C	Yes			8,110
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	13,500
Attic	None	Attic size:				
Additions						92,274
Other Features	WB Stks		RR			40,521

Sub-Total			436,665
Grade	B-	Factor 1.1700	510,898
CDU		C&D Factor 1.00	510,898
Depreciation		35 %	332,084
		Computed cost value @ 70%	232,459

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	BSMT Basement addition	252	4,644
L Living Area	AIR Air conditioning	252	766
P Porches, Patios, Decks	DECK Wood deck	512	13,563
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
G Garages	FR Attached frame LE 65	549	24,133
P Porches, Patios, Decks	UTIL Utility building	80	2,285

Total additions	92,274
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Outbuilding Information

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