

Property at 00127 HIGH RIDGE ROAD

Prop ID 2700127

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Administrative Information

Owner name: DUMONT STEPHANIE
 Second name:
 Address: 127 HIGH RIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700127 Neigh.: Zone: R40 Vol: 799 Page: 981

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Jun-2018
Resident Land	.92	115,500				Sale price: 455,000
Resident Dwelling	1.00	270,070				Sale valid:
Resident Outbldg	1.00	1,050				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 552,386
Summary			Utilities		Sales ratios	
Total assessments		386,670	Water	Connecticut	Cost/sale :	1.2140
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		386,670	Gas	CNG	Assmt/sale:	.8498

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	09	Dutch Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	40	B	Whirlpools	2
Garage	13	Basement 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,104	284,600
Basement	Full with walk				
Heating	Yes	A/C Yes			8,170
Plumbing	3 F/B	H/B 1 Add'l fix.	2 Wh/p	Saunas	15,500
Attic	None	Attic size:			
Additions					132,018
Other Features	WB Stks	RR	Bsmt Gar		30,793
Sub-Total					471,081
Grade	B	Factor 1.2600			593,562
CDU		C&D Factor 1.00			593,562
Depreciation		35 %			385,815
		Computed cost value @ 70%			270,071

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	204	23,354
L Living Area	BSMT Basement addition	204	3,759
L Living Area	AIR Air conditioning	204	620
L Living Area	FRFF Frame first floor	552	63,194
L Living Area	BSMT Basement addition	552	10,172
L Living Area	AIR Air conditioning	552	1,678
P Porches, Patios, Decks	DECK Wood deck	400	10,596
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	AIR Air conditioning	120	365

Total additions 132,018

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%			1,050				Value at 100%		1,500

