

Property at 00135 HIGH RIDGE ROAD

Prop ID 2700135

Printed 04-Apr-2025 2:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GAGAN MICHELLE K TTEE &
Second name: GAGAN INGRID U TTEE
Address: 135 HIGH RIDGE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2700135 Neigh.: Zone: R40 Vol: 801 Page: 1074

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	207,970

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Nov-1983
Sale price: 137,000
Sale valid:

Values

Resident Excess		
.24	1,260	

Mkt value :
Cost value: 463,900

Summary

Total assessments	324,730
Total exemptions	
Net assessment	324,730

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.3861
Mkt/sale :
Assmt/sale: 2.3703

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	.240	7,500	1,800		1,800	1,260
Residual	10,454						

1.160 acres

Total land value

166,800

116,760

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	287,730		
Basement	Full with walk		1,120			
Heating	Yes	A/C Yes		8,260		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	8,500
Attic	None		Attic size:			
Additions						56,344
Other Features		WB Stks				29,821

Sub-Total			390,655
Grade	B-	Factor 1.1700	457,066
CDU		C&D Factor 1.00	457,066
Depreciation		35 %	297,093
		Computed cost value @ 70%	207,965

Building additions

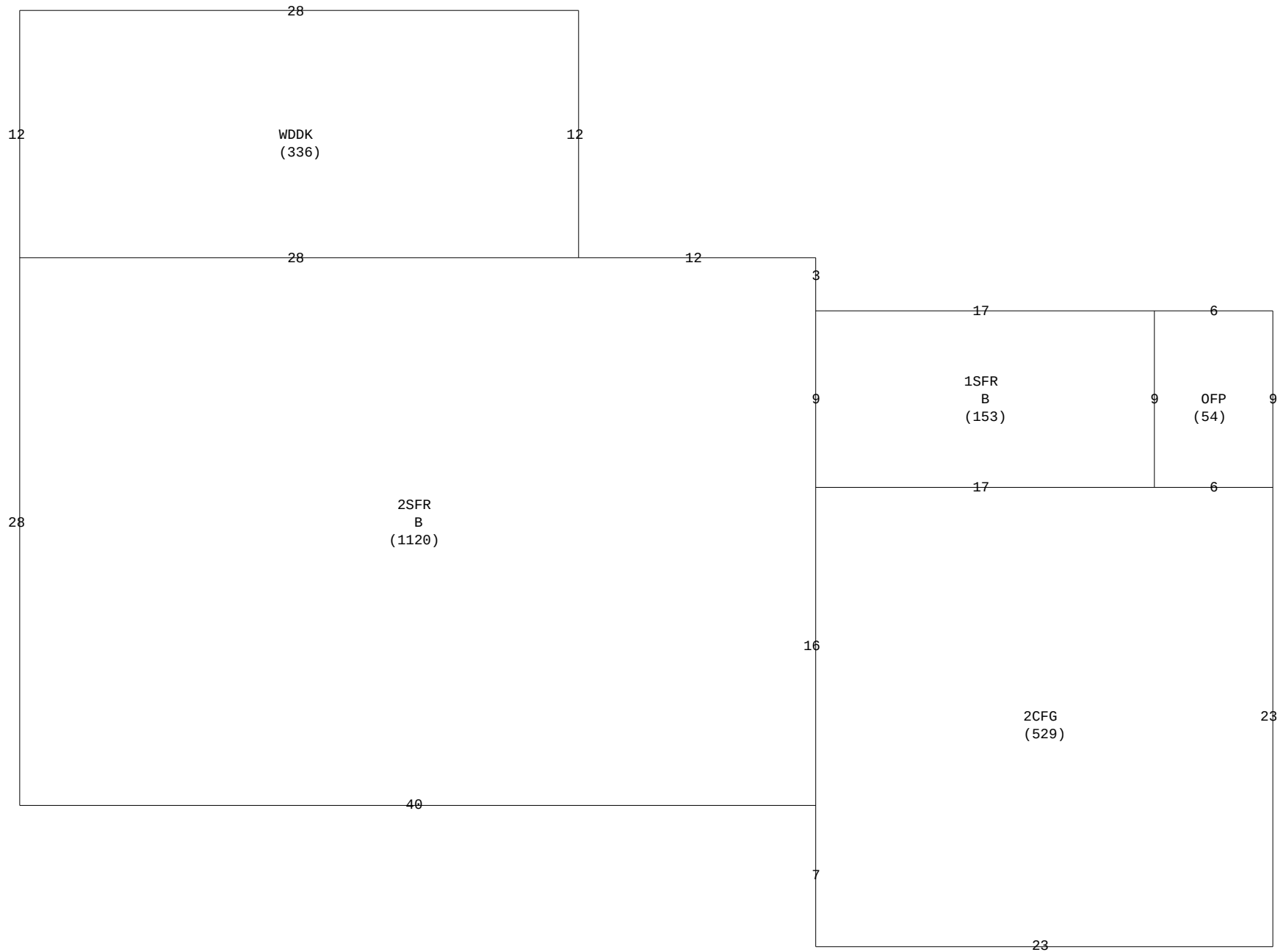
Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	FRFF Frame first floor	153	17,516
L Living Area	BSMT Basement addition	153	2,819
L Living Area	AIR Air conditioning	153	465
P Porches, Patios, Decks	FOFF Frame open first flo	54	3,290
G Garages	FR Attached frame LE 65	529	23,353

Total additions 56,344

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
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	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	500
Bsmt Fin Qual	04	Living Area w/o	Rec Room Size	
Air Condition	01	Central Air	Living area	2,393
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1975				

Scale: 1" = 7.09 feet



& INGRID U GAGAN V801 P1072 3-21-25
KRYSTYNA GAGAN LIFE USE V801 P1074 3-21-25