

Property at 00139 HIGH RIDGE ROAD

Prop ID 2700139

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Administrative Information

Owner name: SAMBOR RICHARD A AND
 Second name: MARION A
 Address: 139 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 18 008
 Lot: 2700139 Neigh.: Zone: R40 Vol: 149 Page: 0151

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	214,580
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-1984
 Sale price: 36,000
 Sale valid:

Values

Mkt value :
 Cost value: 482,157

Summary

Total assessments	337,510
Total exemptions	
Net assessment	337,510

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 13.3933
 Mkt/sale :
 Assmt/sale: 9.3753

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	1.135	7,500	8,513			8,513	5,959
Residual		49,441						
2.055 acres				Total land value			173,513	121,459

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	40	B	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Story Height 2.0			
Total Rooms	8	Garage cars	2
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	2	Masonry trim sf	120
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures	3	Rec Room Size	
Whirlpools	1	Living area	2,232
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	2		
Actual Year Built: 1985			

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	920	248,670
Basement	Full		
Heating	Yes A/C Yes		7,160
Plumbing	2 F/B 1 H/B 3 Add'l fix. 1 Wh/p	Saunas	12,500
Attic	None Attic size:		
Additions			94,671
Other Features	Mason Trim WB Stks		11,283
Sub-Total			374,284
Grade	B	Factor 1.2600	471,598
CDU		C&D Factor 1.00	471,598
Depreciation		35 %	306,539
Computed cost value @ 70%			214,577

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	BSMT Basement addition	48	885
P Porches, Patios, Decks	DECK Wood deck	256	6,781
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	BSMT Basement addition	100	1,843
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
L Living Area	AIR Air conditioning	224	681
L Living Area	AIR Air conditioning	100	304
L Living Area	AIR Air conditioning	68	207

Total additions 94,671

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470	Value at 100%			2,100		

