

Property at 00141 HIGH RIDGE ROAD

Prop ID 2700141

Printed 06-Feb-2024 1:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: REINHART RONALD AND
 Second name: ELIZABETH B TRUSTEES
 Address: 141 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 18 008
 Lot: 2700141 Neigh.: Zone: R40 Vol: 692 Page: 1094

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	200,830

Exemptions

Exempt Cat	Amount
Resident Excess	.13 660

Last sale

Sale date: 15-Dec-1983
 Sale price: 143,000
 Sale valid:

Values

Mkt value :
 Cost value: 452,843

Summary

Total assessments	316,990
Total exemptions	
Net assessment	316,990

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.1667
 Mkt/sale :
 Assmt/sale: 2.2167

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	.125	7,500	938		938	657
Residual	5,445						

1.045 acres Total land value 165,938 116,157

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	1,088	245,440
Basement	Full with walk		
Heating	Yes A/C Yes		7,050
Plumbing	2 F/B 1 H/B 2 Add'l fix. Wh/p		9,500
Attic	None Attic size:		
Additions			97,060
Other Features	WB Stks RR		18,201

Sub-Total		377,251
Grade B-	Factor 1.1700	441,384
CDU	C&D Factor 1.00	441,384
Depreciation	35 %	286,900
	Computed cost value @ 70%	200,830

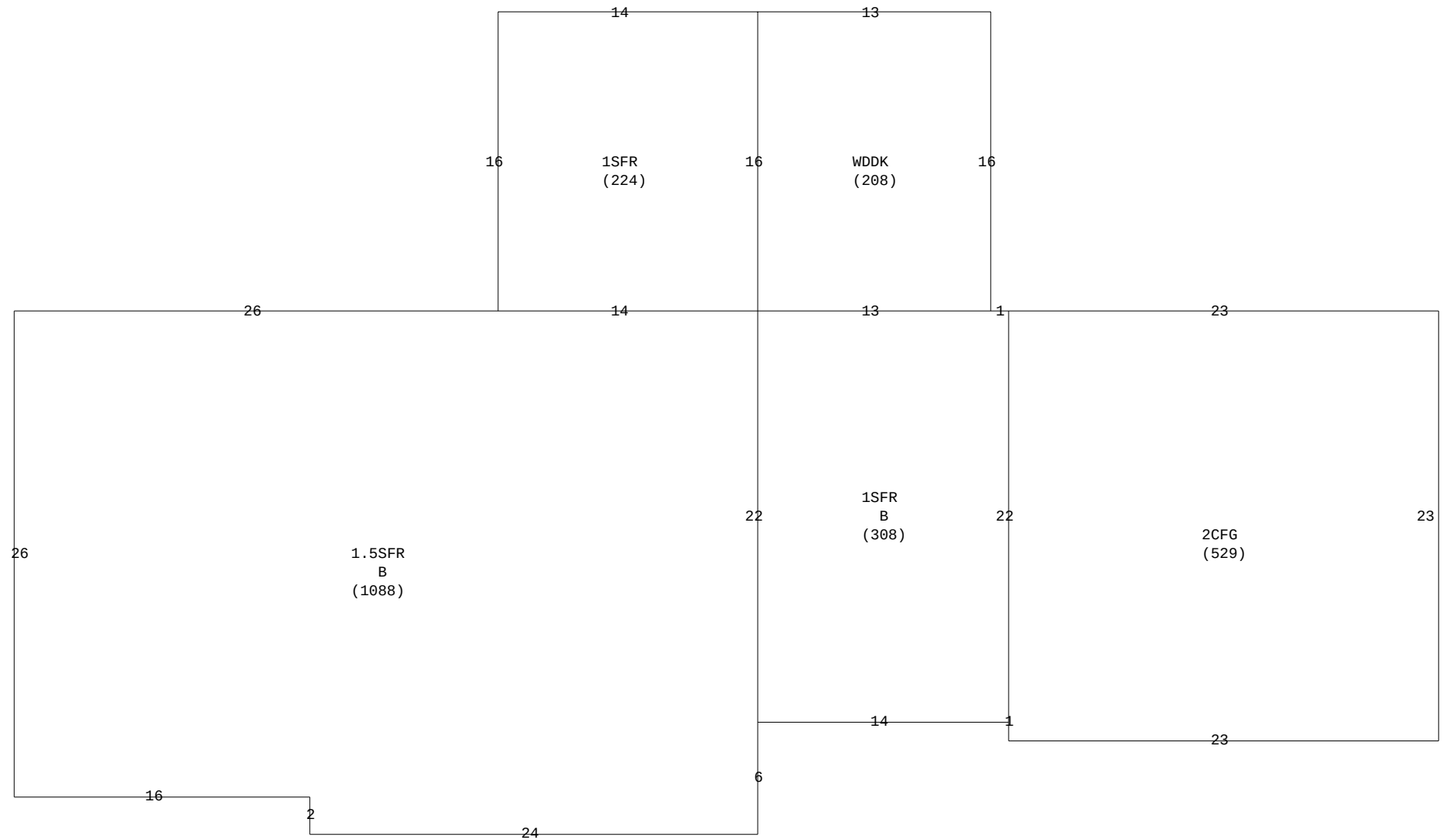
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	208	5,510
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
G Garages	FR Attached frame LE 65	529	23,353
L Living Area	AIR Air conditioning	224	681
L Living Area	AIR Air conditioning	308	936

Total additions 97,060

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
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	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size 520
Grade	37	B-	Whirlpools Living area 2,164
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1979



.205 ACRES CONVEYED TO #2700139 6-27-18 V720 P352 \$7,000 TC MAP# 18/8