

Property at 00150 HIGH RIDGE ROAD

Prop ID 2700150

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

Administrative Information

Owner name: LONDON JAMES M & BEATA K
 Second name:
 Address: 150 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700150 Neigh.: Zone: R40 Vol: 735 Page: 823

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Nov-2009
Resident Land	.92	115,500				Sale price: 360,000
Resident Dwelling	1.00	181,080				Sale valid:
Resident Outbldg	1.00	840				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 425,043
Summary			Utilities		Sales ratios	
Total assessments		297,530	Water	Connecticut	Cost/sale :	1.1807
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		297,530	Gas	CNG	Assmt/sale:	.8265

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	.020	7,500	150			150	105
Residual		871						
			.940 acres	Total land value			165,150	115,605

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	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

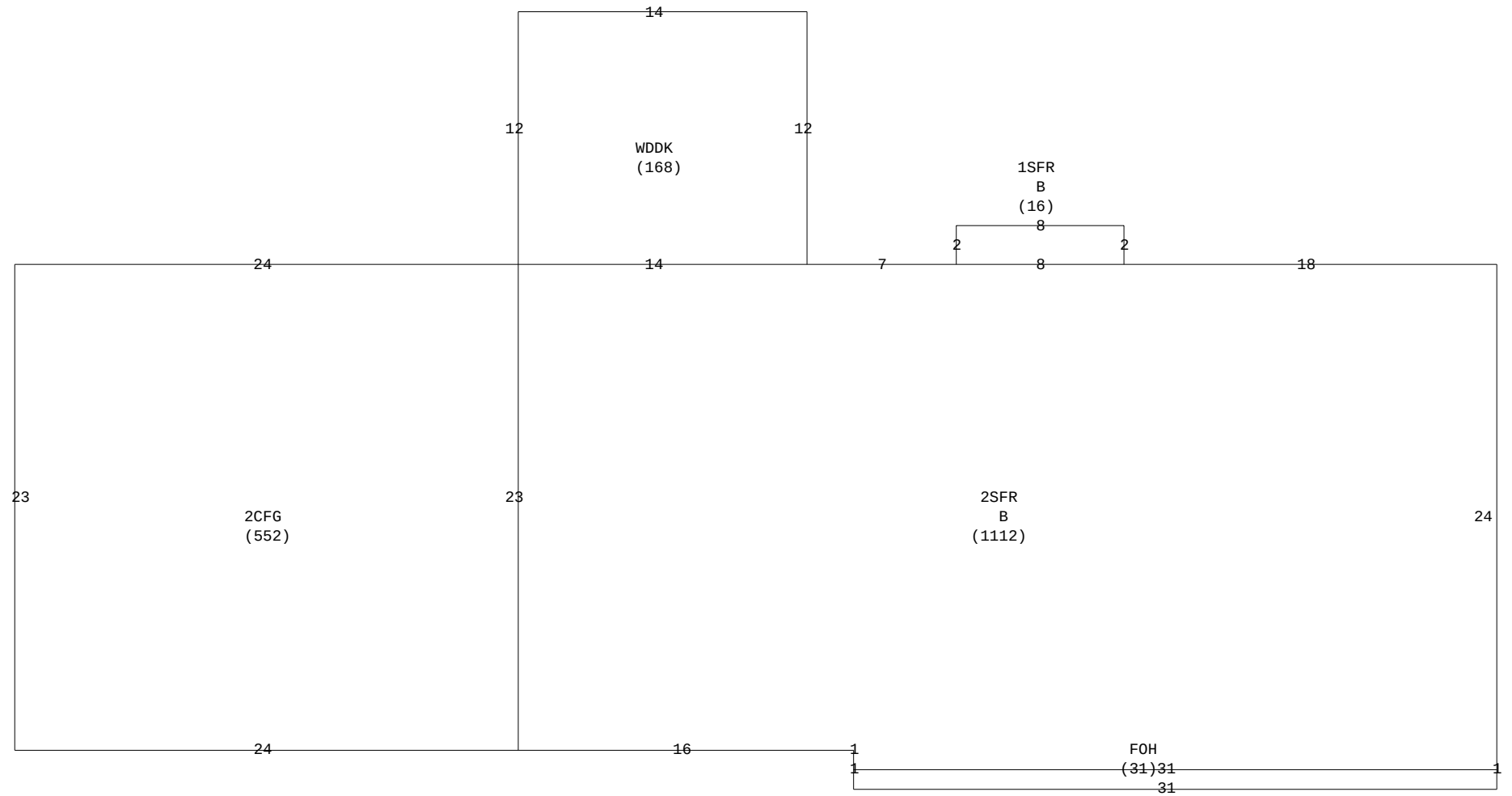
Dwelling	Frame	2 story w/bsmt	Area	1,066	277,180
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					34,514
Other Features		WB Stks	RR		19,963
Sub-Total					340,157
Grade	B-	Factor 1.1700			397,984
CDU		C&D Factor 1.00			397,984
Depreciation		35 %			258,690
		Computed cost value @ 70%			181,083

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	225	5,960
L Living Area	OVER Frame Overhang	16	1,465
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	OVER Frame Overhang	31	2,839
Total additions			34,514

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2005	C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200



NAME CHANGE FROM SZUL TO LANDON V 635 P 21 1/10/12