

Property at 00151 HIGH RIDGE ROAD

Prop ID 2700151

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## Administrative Information

Owner name: SANTORO TAYLOR N & INDIRA  
Second name:  
Address: 151 HIGH RIDGE ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map: 07 009  
Lot: 2700151 Neigh.: Zone: R40 Vol: 704 Page: 040

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 115,500 |
| Resident Dwelling | 1.00 | 171,250 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 16-Nov-2016  
Sale price: 320,000  
Sale valid:

## Values

| Resident Excess |       |  | Mkt value : | Cost value: |
|-----------------|-------|--|-------------|-------------|
| .33             | 1,730 |  |             | 412,114     |

## Summary

| Total assessments | 288,480 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 288,480 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.2879  
Mkt/sale :  
Assmt/sale: .9015

## 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  | .329       | 7,500   | 2,468   |      |      | 2,468   | 1,728     |
| Residual     |     | 14,331     |         |         |      |      |         |           |

1.249 acres

Total land value

167,468

117,228

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt   | Area<br>1,104 | 284,600 |
|----------------|---------|------------------|---------------|---------|
| Basement       | Full    |                  |               |         |
| Heating        | Yes     | A/C Yes          |               | 8,170   |
| Plumbing       | 2 F/B   | 1 H/B Add'l fix. | Wh/p Saunas   | 8,500   |
| Attic          | None    | Attic size:      |               |         |
| Additions      |         |                  |               | 8,663   |
| Other Features | WB Stks | Bsmt Gar         |               | 11,750  |

| Sub-Total    | 321,683                   |         |
|--------------|---------------------------|---------|
| Grade B-     | Factor 1.1700             | 376,369 |
| CDU          | C&D Factor 1.00           | 376,369 |
| Depreciation | 35 %                      | 244,640 |
|              | Computed cost value @ 70% | 171,248 |

## Building additions

| Category                 | Type                | Area | Value |
|--------------------------|---------------------|------|-------|
| P Porches, Patios, Decks | DECK Wood deck      | 168  | 4,450 |
| L Living Area            | OVER Frame Overhang | 46   | 4,213 |

Total additions 8,663

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium                    |
|----------------|------|------------------|--------------------------------|
| Style          | 04   | Colonial         |                                |
| Exterior Walls | 03   | Aluminum Siding  |                                |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0               |
| Roof Type      | 01   | Gable            |                                |
| Foundation     | 01   | Poured Concrete  | Total Rooms 8 Garage cars 2    |
| Interior Walls | 02   | Drywall          | Bedrooms 4 Unfinished area     |
| Floors         | 01   | Hardwood         | Family Rooms 1 Dormer linear f |
| Heating System | 01   | Hot Water        | Full Baths 2 Masonry trim sf   |
| Fuel           | 01   | Oil              | Half Baths 1 Finish bsmt sz    |
| Attic          | 99   | None             | Addtn'l fixtures Rec Room Size |
| Grade          | 37   | B-               | Whirlpools Living area 2,254   |
| Garage         | 12   | Basement 2 car   | Saunas # Living Units          |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks                     |
| Basement       | 01   | Full             | W/B stacks 1                   |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings 1                 |
| Air Condition  | 06   | Ductless Split U |                                |
| Interior Cond  | 05   | Good             |                                |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1979        |

