

Property at 00155 HIGH RIDGE ROAD

Prop ID 2700155

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Administrative Information

Owner name: VERRASTRO CHRISTOPHER J & SELMA
 Second name:
 Address: 155 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700155 Neigh.: Zone: R40 Vol: 728 Page: 1229

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 03-Jun-2019
Resident Land	.92	115,500	ACA Veteran	2,500	Sale price: 392,000
Resident Dwelling	1.00	246,270	CCB Add Vet	1,250	Sale valid:
			DAC Veteran	10,000	
Resident Excess		.03	160	Values	
				Mkt value :	
				Cost value:	517,043
Summary		Utilities		Sales ratios	
Total assessments		361,930	Water Connecticut	Cost/sale :	1.3190
Total exemptions		13,750	Sewer Public sewer	Mkt/sale :	
Net assessment		348,180	Gas CNG	Assmt/sale:	.9233

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	.030	7,500	225		225	158
Residual		1,307					
		.950 acres		Total land value		165,225	115,658

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	672	174,600
Basement	Full with walk		
Heating	Yes A/C Yes		5,050
Plumbing	3 F/B 1 H/B 1 Add'l fix. Wh/p Saunas		14,000
Attic	Fully Finished Attic size: 216		12,445
Additions			196,240
Other Features	M Stks RR		27,223
Sub-Total			429,558
Grade	B	Factor 1.2600	541,243
CDU		C&D Factor 1.00	541,243
Depreciation		35 %	351,808
		Computed cost value @ 70%	246,266

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	FRUF Frame upper full	352	29,473
P Porches, Patios, Decks	DECK Wood deck	512	13,563
L Living Area	BSMT Basement addition	288	5,307
L Living Area	FRFF Frame first floor	288	32,971
P Porches, Patios, Decks	CPAT Concrete patio	288	2,455
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	432	36,171
L Living Area	AIR Air conditioning	288	876
L Living Area	AIR Air conditioning	432	1,313
L Living Area	AIR Air conditioning	704	2,140
Total additions			196,240

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Living area	2,648
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 1982	

