

Property at 00159 HIGH RIDGE ROAD

Prop ID 2700159

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Administrative Information

Owner name: LOEB ELEANOR B TRUSTEE
 Second name:
 Address: 159 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700159 Neigh.: Zone: R40 Vol: 815 Page: 54

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Aug-1993
Resident Land	.92	115,500				Sale price: 213,000
Resident Dwelling	1.00	179,970				Sale valid:
					Values	
Resident Excess	.04	210			Mkt value :	
					Cost value:	422,400
Summary			Utilities		Sales ratios	
Total assessments		295,680	Water	Connecticut	Cost/sale :	1.9831
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		295,680	Gas	CNG	Assmt/sale:	1.3882

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	.040	7,500	300		300	210
Residual		1,742					
				.960 acres	Total land value	165,300	115,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	130
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	336
Interior Cond	05	Good	Living area	2,178
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 1980	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				616	189,300
Basement	Full with walk						
Heating	Yes	A/C Yes					5,490
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							148,837
Other Features	Mason Trim		M Stks	RR			13,622
Sub-Total							366,249
Grade	C+		Factor 1.0800				395,549
CDU			C&D Factor 1.00				395,549
Depreciation			35 %				257,107
Computed cost value @ 70%							179,975

Building additions

Category	Type		Area	Value
G Garages	FR	Attached frame LE 65	576	25,187
G Garages	FSF	Full-story fin o/gar	512	34,296
L Living Area	AIR	Air conditioning	512	1,556
L Living Area	OVER	Frame Overhang	24	2,198
L Living Area	FRFF	Frame first floor	299	34,230
L Living Area	AIR	Air conditioning	299	909
P Porches, Patios, Decks	DECK	Wood deck	533	14,119
P Porches, Patios, Decks	DECK	Wood deck	497	13,166
L Living Area	FRFF	Frame first floor	135	15,455
L Living Area	AIR	Air conditioning	135	410
P Porches, Patios, Decks	FOFF	Frame open first flo	120	7,311
Total additions				148,837

