

Property at 00171 HIGH RIDGE ROAD

Prop ID 2700171

Printed 06-Feb-2024 1:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KUCZORA THOMAS J & SUN-AE
 Second name:
 Address: 171 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700171 Neigh.: Zone: R40 Vol: 726 Page: 775

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Mar-2006
Resident Land	.92	115,500				Sale price: 365,000
Resident Dwelling	1.00	241,060				Sale valid:
Resident Outbldg	1.00	700				Values
Resident Excess	.09	470				Mkt value :
						Cost value: 511,043
Summary			Utilities		Sales ratios	
Total assessments		357,730	Water	Connecticut	Cost/sale :	1.4001
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		357,730	Gas	CNG	Assmt/sale:	.9801

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	.090	7,500	675			675	473
Residual	3,920							
1.010 acres		Total land value		165,675			115,973	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	44
Heating System	01	Hot Water	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	1,000
Grade	37	B-	Whirlpools	2,588
Garage	22	Attached 2 car	Saunas	# Living Units 1
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	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	1 1/2 story w/bsmt	Area	1,280	278,130
Basement	Full with walk				
Heating	Yes	A/C	No		
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 13,500
Attic	None Attic size:				
Additions					128,091
Other Features	Mason Trim WB Stks RR				33,107
Sub-Total					452,828
Grade	B-	Factor	1.1700		529,809
CDU		C&D Factor	1.00		529,809
Depreciation			35 %		344,376
		Computed cost value @ 70%			241,063

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEUF Frame enclosed upper	252	14,425
L Living Area	FRUF Frame upper full	228	19,090
P Porches, Patios, Decks	DECK Wood deck	80	2,119
G Garages	FR Attached frame LE 65	506	22,456
G Garages	FSF Full-story fin o/gar	264	17,684
P Porches, Patios, Decks	F0FF Frame open first flo	252	15,353
P Porches, Patios, Decks	F0FF Frame open first flo	228	13,891
P Porches, Patios, Decks	DECK Wood deck	871	23,073

Total additions 128,091

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%	700						Value at 100%		1,000

