

Property at 00174 HIGH RIDGE ROAD

Prop ID 2700174

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

Administrative Information

Owner name: CUYLER SCOTT D AND
 Second name: ZAGATA ELIZABETH A
 Address: 174 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700174 Neigh.: Zone: R40 Vol: 604 Page: 243

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Mar-2010
Resident Land	.92	115,500				Sale price: 386,000
Resident Dwelling	1.00	229,160				Sale valid:
						Values
						Mkt value :
						Cost value: 492,371
Summary			Utilities		Sales ratios	
Total assessments	344,660		Water	Connecticut	Cost/sale :	1.2756
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	344,660		Gas	CNG	Assmt/sale:	.8929

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					
				.920 acres	Total land value	165,000	115,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,088	281,480
Basement	Full				
Heating	Yes	A/C Yes			8,090
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		13,500
Additions					92,586
Other Features		WB Stks	RR		34,819
Sub-Total					430,475
Grade	B-	Factor 1.1700			503,656
CDU		C&D Factor 1.00			503,656
Depreciation		35 %			327,376
Computed cost value @ 70%					229,163

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	288	17,547
P Porches, Patios, Decks	DECK Wood deck	108	2,861
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	BSMT Basement addition	308	5,676
G Garages	FR Attached frame LE 65	552	24,250
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	308	936
L Living Area	AIR Air conditioning	40	122
L Living Area	AIR Air conditioning	24	73
Total additions			92,586

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Full Baths	3
Grade	37	B-	Half Baths	1
Garage	22	Attached 2 car	Addtn'l fixtures	
Area Over Gar.	99	None	Rec Room Size	1,120
Basement	01	Full	Whirlpools	2,548
Bsmt Fin Qual	03	Rec Room W/ Air	Saunas	# Living Units 1
Air Condition	01	Central Air	M/F stacks	
Interior Cond	05	Good	W/B stacks	1
Exterior Cond	05	Good	W/B openings	1
Actual Year Built: 1981				

