

Property at 00177 HIGH RIDGE ROAD

Prop ID 2700177

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Administrative Information

Owner name: SHEN JIAN-BING & ZHU LI
 Second name:
 Address: 177 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700177 Neigh.: Zone: R40 Vol: 692 Page: 519

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Nov-2015
Resident Land	.92	115,500				Sale price: 335,000
Resident Dwelling	1.00	179,580				Sale valid:
					Values	
Resident Excess	.09	470			Mkt value :	
					Cost value:	422,214
Summary			Utilities		Sales ratios	
Total assessments		295,550	Water	Connecticut	Cost/sale :	1.2603
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		295,550	Gas	CNG	Assmt/sale:	.8822

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	06	Contemporary		
Exterior Walls	10	Vertical Siding		
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	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	3
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,088	245,440
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B 3 Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					73,024
Other Features		WB Stks	RR		8,864
Sub-Total					337,328
Grade	B-	Factor 1.1700			394,674
CDU		C&D Factor 1.00			394,674
Depreciation		35 %			256,538
Computed cost value @ 70%					179,577

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	302	34,573
L Living Area	BSMT Basement addition	302	5,565
G Garages	FR Attached frame LE 65	529	23,353
P Porches, Patios, Decks	DECK Wood deck	224	5,934
P Porches, Patios, Decks	UTIL Utility building	126	3,599
Total additions			73,024

