

Property at 00182 HIGH RIDGE ROAD

Prop ID 2700182

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Administrative Information

Owner name: LEE KYUNGPHIL AND
 Second name: KIM SOOJIN
 Address: 182 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700182 Neigh.: Zone: R40 Vol: 743 Page: 1251

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Aug-2020
Resident Land	.92	115,500				Sale price: 451,500
Resident Dwelling	1.00	216,130				Sale valid:
Resident Outbldg	1.00	2,520				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 477,429
Summary			Utilities		Sales ratios	
Total assessments	334,200		Water	Connecticut	Cost/sale :	1.0574
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	334,200		Gas	CNG	Assmt/sale:	.7402

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	.010	7,500	75			75	53
Residual		436						
		.930 acres	Total land value				165,075	115,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
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	Addtn'l fixtures	1
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	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,112	286,170
Basement	Full						
Heating	Yes	A/C Yes					8,220
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							79,128
Other Features	Mason Trim	WB Stks	RR				23,482
Sub-Total							406,000
Grade	B-	Factor 1.1700					475,020
CDU		C&D Factor 1.00					475,020
Depreciation		35 %					308,763
Computed cost value @ 70%							216,134

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	529	23,353
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	BSMT Basement addition	56	1,032
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	AIR Air conditioning	87	264
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	FSF Full-story fin o/gar	484	32,420
L Living Area	AIR Air conditioning	484	1,471

Total additions 79,128

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2012	C	7,200	50	3,600
Utility Shed									
Value at 70%		2,520	Value at 100%		3,600				

