

Property at 00185 HIGH RIDGE ROAD

Prop ID 2700185

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Administrative Information

Owner name: LEEDS DAVID & ALISON
 Second name:
 Address: 185 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700185 Neigh.: Zone: R40 Vol: 687 Page: 742

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jul-2015
Resident Land	.92	115,500				Sale price: 415,000
Resident Dwelling	1.00	247,910				Sale valid:
					Values	
Resident Excess	.92	4,830			Mkt value :	
					Cost value:	526,057
Summary			Utilities		Sales ratios	
Total assessments		368,240	Water	Connecticut	Cost/sale :	1.2676
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		368,240	Gas	CNG	Assmt/sale:	.8873

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	.920	7,500	6,900			6,900	4,830
Residual		40,075						
1.840 acres				Total land value			171,900	120,330

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,046	238,290
Basement	Full with walk			
Heating	Yes	A/C Yes		6,850
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				138,474
Other Features	WB Stks	RR		31,811
Sub-Total				432,425
Grade	B	Factor 1.2600		544,856
CDU		C&D Factor 1.00		544,856
Depreciation		35 %		354,156
Computed cost value @ 70%				247,909

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	259	29,651
L Living Area	BSMT Basement addition	259	4,773
L Living Area	AIR Air conditioning	259	787
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
L Living Area	OVER Frame Overhang	79	7,235
L Living Area	AIR Air conditioning	79	240
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
P Porches, Patios, Decks	DECK Wood deck	680	18,013
G Garages	FRL Attached frame GT 65	768	34,408
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	AIR Air conditioning	256	778

Total additions 138,474

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,193
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1984				

