

Property at 00190 HIGH RIDGE ROAD

Prop ID 2700190

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Administrative Information

Owner name: FABRICO ANTHONY N
 Second name:
 Address: 190 HIGH RIDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 2700190 Neigh.: Zone: R40 Vol: 711 Page: 1289

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Jul-2017
Resident Land	.93	115,500				Sale price: 400,000
Resident Dwelling	1.00	206,620				Sale valid:
						Values
						Mkt value :
						Cost value: 460,171
Summary			Utilities		Sales ratios	
Total assessments	322,120		Water	Connecticut	Cost/sale :	1.1504
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	322,120		Gas	CNG	Assmt/sale:	.8053

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.927	165,000	165,000			165,000	115,500
Primary Site		40,380						
				.927 acres	Total land value		165,000	115,500

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							58,742
Other Features	Mason Trim	WB Stks	RR				25,988
Sub-Total							388,120
Grade	B-	Factor 1.1700					454,100
CDU		C&D Factor 1.00					454,100
Depreciation		35 %					295,165
Computed cost value @ 70%							206,616

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	DECK Wood deck	168	4,450
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	BSMT Basement addition	56	1,032
L Living Area	AIR Air conditioning	31	94
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	FOFF Frame open first flo	320	19,496

Total additions 58,742

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	248
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	600
Interior Cond	05	Good	Living area	2,311
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1980				

