

Property at 00191 HIGH RIDGE ROAD

Prop ID 2700191

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Administrative Information

Owner name: GIORDANO ANTHONY D & KIMBERLY
Second name:
Address: 191 HIGH RIDGE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 2700191 Neigh.: Zone: R40 Vol: 718 Page: 756

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	187,640

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-May-2018
Sale price: 416,500
Sale valid:

Values

Mkt value :
Cost value: 433,057

Summary

Total assessments	303,140
Total exemptions	
Net assessment	303,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0398
Mkt/sale :
Assmt/sale: .7278

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	1 story w/bsmt	Area 1,546	249,940
Basement	Full			
Heating	Yes	A/C Yes		7,150
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p Saunas	9,000
Attic	None	Attic size: 1,546		
Additions				45,726
Other Features	Mason Trim WB Stks			40,650

Sub-Total			352,466
Grade	B-	Factor 1.1700	412,385
CDU		C&D Factor 1.00	412,385
Depreciation		35 %	268,050
		Computed cost value @ 70%	187,635

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	110	6,702
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	AIR Air conditioning	44	134
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	DECK Wood deck	296	7,841

Total additions 45,726

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Full Baths	2
Grade	37	B-	Masonry trim sf	248
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	748
Basement	01	Full	Addtn'l fixtures	1
Bsmt Fin Qual	05	Living Area W/ A	Rec Room Size	
Air Condition	01	Central Air	Living area	2,294
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1980	

