

Property at 00011 MEADOW RIDGE

Prop ID 3120011

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Administrative Information

Owner name: AMIN RANJANBALA R
Second name:
Address: 11 MEADOW RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 3120011 Neigh.: Zone: R30 Vol: 799 Page: 409

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Dec-2024
Resident Land	.92	91,880				Sale price: 457,000
Resident Dwelling	1.00	189,310				Sale valid:
					Values	
Resident Excess	.74	3,890				Mkt value :
					Cost value: 407,257	
Summary			Utilities		Sales ratios	
Total assessments		285,080	Water	Connecticut		Cost/sale : .8912
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		285,080	Gas	CNG		Assmt/sale: .6238

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		.25	131,250	91,875
Primary Site		40,075						
RES	12	.740	7,500	5,550			5,550	3,885
Residual		32,234						
1.660 acres				Total land value			136,800	95,760

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk			1,000	264,290	
Heating	Yes	A/C Yes				7,600
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None			Attic size:		
Additions						111,406
Other Features	WB Stks			RR		18,779
Sub-Total						416,075
Grade	C	Factor 1.0000				416,075
CDU		C&D Factor 1.00				416,075
Depreciation		35 %				270,449
					Computed cost value @ 70%	189,314

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRUF Frame upper full	484	40,525
P Porches, Patios, Decks	FOFF Frame open first flo	280	17,059
P Porches, Patios, Decks	DECK Wood deck	156	4,132
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	BSMT Basement addition	100	1,843
P Porches, Patios, Decks	DECK Wood deck	462	12,238
Total additions			111,406

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
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	30	C	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	480
Interior Cond	05	Good	Living area	2,612
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1979	

