

Property at 00039 MEADOW RIDGE

Prop ID 3120039

Printed 06-Feb-2024 5:07 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DHARAN MURALI AND SUSHMITA
 Second name:
 Address: 39 MEADOW RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3120039 Neigh.: Zone: R30 Vol: 643 Page: 897

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	394,910

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jun-2012
 Sale price: 800,000
 Sale valid:

Values

Mkt value :
 Cost value: 745,229

Summary

Total assessments	521,660
Total exemptions	
Net assessment	521,660

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9315
 Mkt/sale :
 Assmt/sale: .6521

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.810	7,500	6,075			6,075	4,253
Residual		35,284						

1.500 acres

Total land value

181,075

126,753

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,200
Air Condition	01	Central Air	Living area	4,004
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1994				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,776	415,840
Basement	Full			
Heating	Yes	A/C Yes		11,880
Plumbing	4 F/B	2 H/B 3 Add'l fix.	1 Wh/p	26,000
Attic	None	Attic size:		
Additions				98,788
Other Features	WB Stks	RR		46,073
Sub-Total				598,581
Grade	A-	Factor 1.4500		867,942
CDU		C&D Factor 1.00		867,942
Depreciation		35 %		564,162
Computed cost value @ 70%				394,913

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	906	40,591
G Garages	FSF Full-story fin o/gar	102	6,832
L Living Area	AIR Air conditioning	102	310
L Living Area	BSMT Basement addition	140	2,580
L Living Area	FRFF Frame first floor	140	16,027
P Porches, Patios, Decks	DECK Wood deck	152	4,026
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
L Living Area	BSMT Basement addition	21	387
L Living Area	FRFF Frame first floor	21	2,404
L Living Area	BSMT Basement addition	21	387
L Living Area	FRFF Frame first floor	21	2,404

Total additions 98,788

