

Property at 00046 MEADOW RIDGE

Prop ID 3120046

Printed 06-Feb-2024 5:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GU YI & LIN RUONAN
Second name:
Address: 46 MEADOW RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 3120046 Neigh.: Zone: R30 Vol: 718 Page: 729

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	425,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-May-2018
Sale price: 632,000
Sale valid:

Values

Resident Excess	.38	2,000

Summary

Total assessments	550,480
Total exemptions	
Net assessment	550,480

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.2443
Mkt/sale :
Assmt/sale: .8710

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	.380	7,500	2,850			2,850	1,995
Residual		16,553						

1.070 acres

Total land value

177,850

124,495

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro 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	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	980
Bsmt Fin Qual	04	Living Area w/o	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,340
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 1992	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,819	424,240
Basement	Full with walk				
Heating	Yes	A/C Yes			12,110
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		25,500
Additions					138,236
Other Features		WB Stks			45,588
Sub-Total					645,674
Grade	A-	Factor 1.4500			936,227
CDU		C&D Factor 1.00			936,227
Depreciation		35 %			608,548
Computed cost value @ 70%					425,984

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	378	43,274
L Living Area	BSMT Basement addition	378	6,966
L Living Area	AIR Air conditioning	378	1,149
P Porches, Patios, Decks	DECK Wood deck	348	9,219
L Living Area	BSMT Basement addition	84	1,548
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
L Living Area	FRUF Frame upper full	240	20,095
G Garages	FRL Attached frame GT 65	877	39,291
L Living Area	AIR Air conditioning	324	985
L Living Area	FRFF Frame first floor	84	9,616

Total additions 138,236

