

Property at 00052 MEADOW RIDGE

Prop ID 3120052

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Administrative Information

Owner name: MEDINA KAREN S
Second name:
Address: 52 MEADOW RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 3120052 Neigh.: Zone: R30 Vol: 493 Page: 301

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Nov-1992
Resident Land	.69	122,500				Sale price: 637,364
Resident Dwelling	1.00	460,470				Sale valid:
					Values	
Resident Excess	.47	2,470				Mkt value :
						Cost value: 836,343
Summary			Utilities		Sales ratios	
Total assessments		585,440	Water	Connecticut	Cost/sale :	1.3122
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		585,440	Gas	CNG	Assmt/sale:	.9185

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	.470	7,500	3,525			3,525	2,468
Residual		20,473						
				1.160 acres	Total land value		178,525	124,968

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,957	451,190
Basement	Full				
Heating	Yes	A/C Yes			12,870
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas 26,000
Attic	None		Attic size:		
Additions					158,062
Other Features		WB Stks	RR		49,832
Sub-Total					697,954
Grade	A-	Factor 1.4500			1,012,033
CDU		C&D Factor 1.00			1,012,033
Depreciation		35 %			657,821
Computed cost value @ 70%					460,475

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	380	7,003
L Living Area	FRFF Frame first floor	380	43,503
L Living Area	AIR Air conditioning	380	1,155
P Porches, Patios, Decks	DECK Wood deck	392	10,384
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	840	56,267
L Living Area	AIR Air conditioning	696	2,116

Total additions 158,062

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	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	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,350
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,990
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1992				

