

Property at 00058 MEADOW RIDGE

Prop ID 3120058

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Administrative Information

Owner name: SPIRO DAVID M
 Second name:
 Address: 58 MEADOW RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3120058 Neigh.: Zone: R30 Vol: 769 Page: 127

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Nov-2021
Resident Land	.69	122,500				Sale price: 1,025,000
Resident Dwelling	1.00	467,690				Sale valid:
					Values	
Resident Excess	2.11	11,080				Mkt value :
						Cost value: 858,957
Summary			Utilities		Sales ratios	
Total assessments	601,270		Water	Connecticut	Cost/sale :	.8380
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	601,270		Gas	CNG	Assmt/sale:	.5866

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	2.110	7,500	15,825		15,825	11,078
Residual		91,912					
2.800 acres				Total land value		190,825	133,578

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,968	453,340
Basement	Full						
Heating	Yes	A/C Yes					12,930
Plumbing	3 F/B	3 H/B	4 Add'l fix.	1 Wh/p	Saunas		25,000
Attic	None			Attic size:			
Additions							115,902
Other Features		WB Stks		RR			51,085
Sub-Total							658,257
Grade	A-		Factor 1.4500				954,473
CDU			C&D Factor 1.00				954,473
Depreciation			30 %				668,131
Computed cost value @ 70%							467,692

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	847	37,947
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	225	25,758
L Living Area	BSMT Basement addition	225	4,146
L Living Area	AIR Air conditioning	225	684
P Porches, Patios, Decks	DECK Wood deck	282	7,470

Total additions 115,902

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	5
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	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,400
Interior Cond	05	Good	Living area	4,689
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1995				

