

Property at 00063 MEADOW RIDGE

Prop ID 3120063

Printed 06-Feb-2024 5:09 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HILL JANICE E
 Second name:
 Address: 63 MEADOW RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3120063 Neigh.: Zone: R30 Vol: 552 Page: 1195

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Aug-2005
Resident Land	.69	122,500				Sale price: 755,000
Resident Dwelling	1.00	432,520				Sale valid: Y
					Values	
Resident Excess	.41	2,150				Mkt value : Cost value: 795,957
Summary			Utilities		Sales ratios	
Total assessments		557,170	Water	Connecticut	Cost/sale :	1.0542
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		557,170	Gas	None	Assmt/sale:	.7380

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	.410	7,500	3,075			3,075	2,153
Residual		17,860						
1.100 acres				Total land value			178,075	124,653

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	2,826		541,400
Basement	Full				
Heating	Yes	A/C Yes			15,400
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas 21,500
Attic	None			Attic size:	
Additions					63,784
Other Features		WB Stks			13,500
Sub-Total					655,584
Grade	A-	Factor 1.4500			950,597
CDU		C&D Factor 1.00			950,597
Depreciation		35 %			617,888
Computed cost value @ 70%					432,522

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	947	42,427
L Living Area	FRFF Frame first floor	161	18,431
L Living Area	AIR Air conditioning	161	489
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
Total additions			63,784

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	4,252
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1989	

