

Property at 00074 MEADOW RIDGE

Prop ID 3120074

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Administrative Information

Owner name: PONZIANI PATRICIA A TRUSTEE
 Second name:
 Address: 74 MEADOW RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3120074 Neigh.: Zone: R30 Vol: 671 Page: 412

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Jul-2003
Resident Land	.69	122,500				Sale price: 675,000
Resident Dwelling	1.00	388,320				Sale valid:
						Values
Resident Excess	.46	2,420				Mkt value :
						Cost value: 733,200
Summary			Utilities		Sales ratios	
Total assessments		513,240	Water	Connecticut	Cost/sale :	1.0862
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		513,240	Gas	CNG	Assmt/sale:	.7604

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	.460	7,500	3,450			3,450	2,415
Residual		20,038						
1.150 acres				Total land value			178,450	124,915

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,756	411,940
Basement	Full with walk						
Heating	Yes	A/C	Yes				11,770
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas		21,000
Attic	None			Attic size:			
Additions							97,799
Other Features		WB Stks		RR			46,073
Sub-Total							588,582
Grade	A-		Factor 1.4500				853,444
CDU			C&D Factor 1.00				853,444
Depreciation			35 %				554,739
Computed cost value @ 70%							388,317

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	276	7,311
L Living Area	FRFF Frame first floor	136	15,569
L Living Area	BSMT Basement addition	136	2,506
L Living Area	AIR Air conditioning	136	413
L Living Area	FRFF Frame first floor	66	7,556
L Living Area	AIR Air conditioning	66	201
L Living Area	BSMT Basement addition	66	1,216
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	378	25,320
L Living Area	AIR Air conditioning	378	1,149

Total additions 97,799

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	01	Hot Water	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.	05	Half Story Finis	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,200
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,092
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1991				

