

Property at 00081 MEADOW RIDGE

Prop ID 3120081

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Administrative Information

Owner name: SELZER RUSSELL B AND
 Second name: ROTH SHARI M
 Address: 81 MEADOW RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3120081 Neigh.: Zone: R30 Vol: 280 Page: 11

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Jul-1993
Resident Land	.69	122,500				Sale price: 456,500
Resident Dwelling	1.00	409,140				Sale valid:
					Values	
Resident Excess	3.21	16,850				Mkt value :
						Cost value: 783,557
Summary			Utilities		Sales ratios	
Total assessments		548,490	Water	Connecticut	Cost/sale :	1.7164
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		548,490	Gas	CNG	Assmt/sale:	1.2015

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	3.210	7,500	24,075		24,075	16,853
Residual		139,828					
		3.900 acres		Total land value		199,075	139,353

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	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.	02	Fully Unfinished	Saunas	
Basement	04	Full with walk-o	# Living Units	
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1990	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,520	365,850
Basement	Full with walk				
Heating	Yes	A/C	Yes		10,470
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	21,500
Attic	None	Attic size:			
Additions					183,761
Other Features		WB Stks	RR		38,561
Sub-Total					620,142
Grade	A-	Factor 1.4500			899,206
CDU		C&D Factor 1.00			899,206
Depreciation		35 %			584,484
Computed cost value @ 70%					409,139

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	876	39,247
G Garages	FSF Full-story fin o/gar	612	40,994
L Living Area	FRFF Frame first floor	418	47,853
L Living Area	FRUH Frame upper half	418	21,375
L Living Area	BSMT Basement addition	418	7,703
L Living Area	AIR Air conditioning	418	1,271
L Living Area	AIR Air conditioning	209	635
L Living Area	FRFF Frame first floor	55	6,296
L Living Area	BSMT Basement addition	55	1,014
L Living Area	AIR Air conditioning	55	167
P Porches, Patios, Decks	DECK Wood deck	481	12,742
L Living Area	FRUF Frame upper full	18	1,507
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	AIR Air conditioning	612	1,860

Total additions 183,761

