

Property at 00087 MEADOW RIDGE

Prop ID 3120087

Printed 07-Feb-2025 8:40 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DUONG KIMTRINH THI & NHAN T
 Second name:
 Address: 87 MEADOW RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3120087 Neigh.: Zone: R30 Vol: 799 Page: 386

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Outbldg	1.00	840
Resident Dwelling	1.00	450,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Dec-2024
 Sale price: 820,000
 Sale valid:

Values

Mkt value :
 Cost value: 833,614

Summary

Total assessments	583,530
Total exemptions	
Net assessment	583,530

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0166
 Mkt/sale :
 Assmt/sale: .7116

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	1.780	7,500	13,350			13,350	9,345
Residual		77,537						

2.700 acres

Total land value

188,350

131,845

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	404,120
Basement	Full		1,716	
Heating	Yes	A/C Yes		11,550
Plumbing	3 F/B	2 H/B 2 Add'l fix. 1 Wh/p	Saunas	20,500
Attic	None	Attic size:		
Additions				231,178
Other Features	WB Stks			16,000

Sub-Total		683,348
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	990,855
Depreciation	35 %	644,056
	Computed cost value @ 70%	450,839

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	300	7,947
P Porches, Patios, Decks	DECK Wood deck	286	7,576
G Garages	FRL Attached frame GT 65	936	41,935
L Living Area	BSMT Basement addition	780	14,374
L Living Area	FRFF Frame first floor	780	89,295
L Living Area	AIR Air conditioning	780	2,371
L Living Area	FRUF Frame upper full	780	65,309
L Living Area	AIR Air conditioning	780	2,371

Total additions 231,178

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	07	Hydro Air	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	47	A-	
Garage	23	Attached 3 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Story Height 2.0

Total Rooms	10	Garage cars	3
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	2	Rec Room Size	
Whirlpools	1	Living area	4,992
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	3		

Actual Year Built: 1991

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2009	C	2,400	50	1,200
Utility Shed									

Value at 70%

840

Value at 100%

1,200

