

Property at 00110 MEADOW RIDGE

Prop ID 3120110

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Administrative Information

Owner name: GROVER PRASHANT AND
 Second name: LUTHRA POOJA
 Address: 110 MEADOW RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3120110 Neigh.: Zone: R30 Vol: 620 Page: 052

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Jan-2011
Resident Land	.69	122,500				Sale price: 725,000
Resident Dwelling	1.00	453,580				Sale valid:
					Values	
Resident Excess	2.18	11,450			Mkt value :	
					Cost value:	839,329
Summary			Utilities		Sales ratios	
Total assessments		587,530	Water	Connecticut	Cost/sale :	1.1577
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		587,530	Gas	CNG	Assmt/sale:	.8104

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	2.180	7,500	16,350		16,350	11,445
Residual		94,961					
2.870 acres				Total land value		191,350	133,945

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,844	429,120
Basement	Full				
Heating	Yes	A/C Yes			12,250
Plumbing	4 F/B	2 H/B 2 Add'l fix.	1 Wh/p	Saunas	25,500
Attic	None	Attic size:			
Additions					162,624
Other Features		WB Stks	RR		58,002
Sub-Total					687,496
Grade	A-	Factor 1.4500			996,869
CDU		C&D Factor 1.00			996,869
Depreciation		35 %			647,965
Computed cost value @ 70%					453,576

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	934	41,845
G Garages	FSF Full-story fin o/gar	596	39,922
L Living Area	AIR Air conditioning	596	1,812
P Porches, Patios, Decks	DECK Wood deck	1,044	27,656
L Living Area	BSMT Basement addition	140	2,580
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	AIR Air conditioning	140	426
L Living Area	BSMT Basement addition	238	4,386
L Living Area	FRFF Frame first floor	238	27,246
L Living Area	AIR Air conditioning	238	724

Total additions 162,624

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	02	Hip		
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	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	47	A-	Addn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# 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	3
Exterior Cond	05	Good	Actual Year Built: 1993	

Scale: 1" = 9.80 feet