

Property at 00001 MOUNTAIN LEDGE ROAD

Prop ID 3240001

Printed 06-Feb-2024 5:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WILLAUER ANDREW M JR
 Second name:
 Address: 1 MOUNTAIN LEDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3240001 Neigh.: SL Zone: R15 Vol: 591 Page: 1067

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 22-Jun-2009
Resident Land	.34	70,000				Sale price: 319,000
Resident Dwelling	1.00	193,550				Sale valid:
Resident Outbldg	3.00	11,480				Values
Resident Excess	.11	580				Mkt value :
						Cost value: 393,729
Summary			Utilities		Sales ratios	
Total assessments		275,610	Water	Well	Cost/sale :	1.2343
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		275,610	Gas	None	Assmt/sale:	.8640

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.110	7,500	825			825	578
Residual		4,792						
				.450 acres	Total land value		100,825	70,578

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1992	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				736	212,740
Basement	None						-5,140
Heating	Yes	A/C Yes					6,150
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas			10,500
Attic	None	Attic size:					
Additions							162,882
Other Features		WB Stks					6,750
Sub-Total							393,882
Grade	C+	Factor 1.0800					425,393
CDU		C&D Factor 1.00					425,393
Depreciation		35 %					276,505
		Computed cost value @ 70%					193,554

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	184	17,547
L Living Area	FRFF Frame first floor	624	71,436
L Living Area	FRUF Frame upper full	624	52,248
L Living Area	BSMT Basement addition	624	11,499
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	AIR Air conditioning	624	1,897
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Total additions			162,882

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	20	360	55.95		D	15,711	50	7,900
Block Detach Garage									
RS1 Frame	12	18	216	30.00		D	5,054	50	2,500
Utility Shed									
RS1 Frame	16	20	320	30.00	2023	B	12,096	50	6,000
Utility Shed									
Value at 70%			11,480				Value at 100%		16,400

