

Property at 00002 MOUNTAIN LEDGE ROAD

Prop ID 3240002

Printed 09-Jan-2026 12:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PELLERIN PAUL & SDUDUZIWE
 Second name:
 Address: 2 MOUNTAIN LEDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3240002 Neigh.: SL Zone: R15 Vol: 720 Page: 858

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Jul-2018
Resident Land	.11	70,000	EAB	Disabled	1,000	Sale price: 130,000
Resident Dwelling	1.00	61,500	AFA	Veteran	3,500	Sale valid:
			CFB	Add Vet	1,750	Values
			DAC	Veteran	10,000	Mkt value :

Cost value: 187,857

Summary

Total assessments	131,500	Water	Well	Cost/sale :	1.4451
Total exemptions	16,250	Sewer	Public sewer	Mkt/sale :	
Net assessment	115,250	Gas	None	Assmt/sale:	1.0115

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.110	100,000	100,000		100,000	70,000
Primary Site		4,792					

.110 acres Total land value 100,000 70,000

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	145,460
Basement	Full		752	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				13,545
Other Features				

Sub-Total			159,005
Grade	D+	Factor .8500	135,154
CDU		C&D Factor 1.00	135,154
Depreciation		35 %	87,850
		Computed cost value @ 70%	61,495

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
L Living Area	FRFF Frame first floor	80	9,158

Total additions 13,545

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	18	Cottage	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	01	Plaster	Garage cars
Floors	01	Hardwood	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Full Baths 1
Grade	23	D+	Masonry trim sf
Garage	99	None	Half Baths
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Addtn'l fixtures
Bsmt Fin Qual	01	Unfinished	Rec Room Size
Air Condition	99	None	Whirlpools
Interior Cond	03	Fair	Living area 832
Exterior Cond	03	Fair	# Living Units

Actual Year Built: 1932

