

Property at 00017 MOUNTAIN LEDGE ROAD

Prop ID 3240017

Printed 03-Feb-2026 3:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ANDERSON SUSAN
 Second name:
 Address: 17 MOUNTAIN LEDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3240017 Neigh.: SL Zone: R15 Vol: 420 Page: 994

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-Jan-2002
Resident Land	.34	70,000	LBA Volfire	15,630	Sale price: 146,950
Resident Dwelling	1.00	101,150			Sale valid: Y
Resident Outbldg	1.00	1,120			
Resident Excess		.19	1,000	Values	
				Mkt value :	
				Cost value: 247,529	
Summary		Utilities		Sales ratios	
Total assessments	173,270	Water	Well	Cost/sale :	1.6844
Total exemptions	15,630	Sewer	Public sewer	Mkt/sale :	
Net assessment	157,640	Gas	None	Assmt/sale:	1.1791

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	.190	7,500	1,425			1,425	998
Residual		8,276						
		.530 acres		Total land value			101,425	70,998

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1945	

Building Valuation Summary

		Area			
Dwelling	Frame	1 story w/bsmt	832	155,990	
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	Fully Finished	Attic size: 400			16,287
Additions					28,168
Other Features	WB Stks	RR	Bsmt Gar		16,856
Sub-Total					222,301
Grade	C	Factor 1.0000			222,301
CDU		C&D Factor 1.00			222,301
Depreciation		35 %			144,496
		Computed cost value @ 70%			101,147

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
P Porches, Patios, Decks	FEFF Frame enclosed first	28	2,670
L Living Area	OVER Frame Overhang	21	1,923
P Porches, Patios, Decks	DECK Wood deck	328	8,689

Total additions 28,168

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
SPT Slate Patio	10	12	120	21.10		B	3,190	50	1,600
Value at 70%		1,120	Value at 100%		1,600				

