

Property at 00020 MOUNTAIN LEDGE ROAD

Prop ID 3240020

Printed 18-Oct-2024 12:51 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: SANCHEZ SARAH N  
 Second name:  
 Address: 20 MOUNTAIN LEDGE ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 037 Clerk map:  
 Lot: 3240020 Neigh.: SL Zone: R15 Vol: 734 Page: 106

## Assessments

| Assmt category    | Qty  | Amount |
|-------------------|------|--------|
| Resident Land     | .34  | 70,000 |
| Resident Dwelling | 1.00 | 94,460 |
| Resident Outbldg  | 1.00 | 980    |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 01-Nov-2019  
 Sale price: 164,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 236,800

## Summary

| Total assessments | 165,760 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 165,760 |  |

## Utilities

|  | Water | Well         |
|--|-------|--------------|
|  |       |              |
|  | Sewer | Public sewer |
|  | Gas   | None         |

## Sales ratios

Cost/sale : 1.4439  
 Mkt/sale :  
 Assmt/sale: 1.0107

## 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  | .060       | 7,500   | 450     |      |      | 450     | 315       |
| Residual     |     | 2,614      |         |         |      |      |         |           |

.400 acres

Total land value

100,450

70,315

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |
|----------------|------|------------------|-------------|
| Style          | 02   | Cape             |             |
| Exterior Walls | 03   | Aluminum Siding  |             |
| Roof Material  | 01   | Asphalt Shingles |             |
| Roof Type      | 01   | Gable            |             |
| Foundation     | 02   | Block            |             |
| Interior Walls | 02   | Drywall          |             |
| Floors         | 01   | Hardwood         |             |
| Heating System | 01   | Hot Water        |             |
| Fuel           | 01   | Oil              |             |
| Attic          | 04   | Fully finished w |             |
| Grade          | 30   | C                |             |
| Garage         | 99   | None             |             |
| Area Over Gar. | 99   | None             |             |
| Basement       | 01   | Full             |             |
| Bsmt Fin Qual  | 01   | Unfinished       |             |
| Air Condition  | 99   | None             |             |
| Interior Cond  | 05   | Good             |             |
| Exterior Cond  | 05   | Good             |             |

| Story Height 1.0 |   |
|------------------|---|
| Total Rooms      | 6 |
| Bedrooms         | 2 |
| Family Rooms     |   |
| Full Baths       | 1 |
| Half Baths       |   |
| Addtn'l fixtures |   |
| Whirlpools       |   |
| Saunas           |   |
| M/F stacks       |   |
| W/B stacks       |   |
| W/B openings     |   |

Garage cars  
 Unfinished area  
 Dormer linear f  
 Masonry trim sf  
 Finish bsmt sz  
 Rec Room Size  
 Living area 1,080  
 # Living Units

Actual Year Built: 1953

## Building Valuation Summary

|                |                     | Area            |             |
|----------------|---------------------|-----------------|-------------|
| Dwelling       | Frame               | 1 story w/bsmt  | 720         |
| Basement       | Full                |                 | 141,250     |
| Heating        | Yes                 | A/C No          |             |
| Plumbing       | 1 F/B               | H/B Add'l fix.  | Wh/p Saunas |
| Attic          | Fully finished w/WH | Attic size: 700 | 26,721      |
| Additions      |                     |                 | 39,628      |
| Other Features |                     |                 |             |

|              |   |                           |
|--------------|---|---------------------------|
| Sub-Total    |   | 207,599                   |
| Grade        | C | Factor 1.0000             |
| CDU          |   | C&D Factor 1.00           |
| Depreciation |   | 35 %                      |
|              |   | Computed cost value @ 70% |
|              |   | 94,457                    |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 360  | 34,330 |
| P Porches, Patios, Decks | DECK Wood deck            | 200  | 5,298  |

Total additions 39,628

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|-------|------|-------|
| RS1 Frame    | 8   | 12  | 96   | 30.00 |      | C   | 2,880 | 50   | 1,400 |
| Utility Shed |     |     |      |       |      |     |       |      |       |

Value at 70%

980

Value at 100%

1,400

