

Property at 00015 RIDGE CREST LANE

Prop ID 3720015

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Administrative Information

Owner name: BOZZUTO MICHAEL A
 Second name:
 Address: 275 SCHOOLHOUSE ROAD
 City/state: CHESHIRE CT Zip: 06410

Location Information

Map: 021 Clerk map:
 Lot: 3720015 Neigh.: Zone: RU2A Vol: 263 Page: 371

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Jul-1992
Resident Land	2.00	525,000				Sale price: 950,000
Resident Dwelling	1.00	1,662,730				Sale valid:
					Values	
Resident Excess	3.87	20,320				Mkt value :
						Cost value: 3,154,357
Summary			Utilities		Sales ratios	
Total assessments		2,208,050	Water	Well		Cost/sale : 3.3204
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		2,208,050	Gas	None		Assmt/sale: 2.3243

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000			750,000	525,000
Primary Site		87,120						
RES	12	3.870	7,500	29,025			29,025	20,318
Residual		168,577						
		5.870 acres		Total land value			779,025	545,318

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Garage cars	4
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	6
Attic	04	Fully finished w	Half Baths	3
Grade	63	AA+	Addtn'l fixtures	12
Garage	24	Attached 4 car	Whirlpools	4
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	3
Air Condition	01	Central Air	W/B openings	8
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,922
Basement	Full		639,650
Heating	Yes	A/C Yes	18,190
Plumbing	6 F/B	3 H/B 12 Add'l fix.	4 Wh/p Saunas
Attic	Fully finished w/WH	Attic size: 982	33,701
Additions			660,608
Other Features	Mason Trim WB Stks		58,091
Sub-Total			1,461,740
Grade	AA+	Factor 2.0000	2,923,480
CDU		C&D Factor 1.25	3,654,350
Depreciation		35 %	2,375,328
Computed cost value @ 70%			1,662,730

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,092	48,924
L Living Area	FRUF Frame upper full	2,184	182,866
L Living Area	AIR Air conditioning	2,184	6,639
L Living Area	FRFF Frame first floor	588	67,315
L Living Area	BSMT Basement addition	588	10,836
L Living Area	FRUF Frame upper full	1,176	98,466
L Living Area	AIR Air conditioning	1,764	5,363
P Porches, Patios, Decks	FOFF Frame open first flo	359	21,872
P Porches, Patios, Decks	DECK Wood deck	136	3,603
L Living Area	FRFF Frame first floor	1,316	150,657
L Living Area	BSMT Basement addition	1,316	24,251
L Living Area	AIR Air conditioning	1,316	4,001
P Porches, Patios, Decks	DECK Wood deck	1,000	26,490
P Porches, Patios, Decks	DECK Wood deck	240	6,358
P Porches, Patios, Decks	DECK Wood deck	112	2,967

Total additions 660,608

