

Property at 00015 RIDGEWOOD ROAD

Prop ID 3730015

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Administrative Information

Owner name: ZACCHIO MARK W AND
 Second name: DEBORAH A
 Address: 15 RIDGEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3730015 Neigh.: Zone: R40 Vol: 366 Page: 089

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Mar-1999
Resident Land	.92	94,500				Sale price: 182,900
Resident Dwelling	1.00	236,180				Sale valid: Y
Resident Outbldg	2.00	5,530				
					Values	
					Mkt value :	
					Cost value: 480,300	
Summary			Utilities		Sales ratios	
Total assessments	336,210		Water	Connecticut	Cost/sale :	2.6260
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	336,210		Gas	None	Assmt/sale:	1.8382

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
		.920 acres		Total land value			135,000	94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,740	275,470
Basement	Full				
Heating	Yes	A/C Yes			7,880
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					175,638
Other Features	Mason Trim	WB Stks			12,638
Sub-Total					480,626
Grade	C+	Factor 1.0800			519,076
CDU		C&D Factor 1.00			519,076
Depreciation		35 %			337,399
Computed cost value @ 70%					236,179

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	576	15,258
L Living Area	FRFF Frame first floor	288	32,971
G Garages	FRL Attached frame GT 65	1,082	48,476
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	288	876
L Living Area	AIR Air conditioning	180	547
L Living Area	FRUF Frame upper full	288	24,114
L Living Area	AIR Air conditioning	288	876
L Living Area	FRFF Frame first floor	256	29,307
L Living Area	AIR Air conditioning	256	778
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828

Total additions 175,638

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2007	C	7,200	50	3,600
Utility Shed									
RS1 Frame	12	24	288	30.00	2020	C	8,640	50	4,300
Utility Shed									
Value at 70%		5,530					Value at 100%		7,900

