

Property at 00022 RIDGEWOOD ROAD

Prop ID 3730022

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Administrative Information

Owner name: HARVELL MEGAN AND
Second name: CRUZ DIEGO GONZALEZ
Address: 22 RIDGEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 3730022 Neigh.: Zone: R40 Vol: 799 Page: 707

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 24-Dec-2024
Resident Land	.92	94,500				Sale price: 465,000
Resident Dwelling	1.00	189,170				Sale valid:
					Values	
Resident Excess	.12	630				Mkt value :
						Cost value: 406,143
Summary			Utilities		Sales ratios	
Total assessments		284,300	Water	Connecticut		Cost/sale : .8734
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		284,300	Gas	None		Assmt/sale: .6114

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						
RES	12	.120	7,500	900			900	630
Residual		5,227						
1.040 acres				Total land value			135,900	95,130

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				864	237,730
Basement	Full with walk						
Heating	Yes	A/C Yes					6,850
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas			6,000
Attic	None	Attic size:					
Additions							107,591
Other Features		WB Stks	RR	Bsmt Gar			26,781
Sub-Total							384,952
Grade	C+	Factor 1.0800					415,748
CDU		C&D Factor 1.00					415,748
Depreciation		35 %					270,236
Computed cost value @ 70%							189,165

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	378	8,620
L Living Area	FRFF Frame first floor	528	60,446
L Living Area	BSMT Basement addition	528	9,730
L Living Area	FRFF Frame first floor	200	22,896
L Living Area	BSMT Basement addition	200	3,686
L Living Area	AIR Air conditioning	528	1,605
L Living Area	AIR Air conditioning	200	608

Total additions 107,591

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	2
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	500
Air Condition	01	Central Air	Living area	2,456
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1974	

