

Property at 00027 RIDGEWOOD ROAD

Prop ID 3730027

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Administrative Information

Owner name: CHIN DANIEL &
Second name: CHRISTINE
Address: 27 RIDGEWOOD ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 3730027 Neigh.: Zone: R40 Vol: 236 Page: 278

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	196,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jul-1990
Sale price: 288,000
Sale valid:

Values

Resident Excess		
.54	2,840	

Mkt value :
Cost value: 420,086

Summary

Total assessments	294,060
Total exemptions	
Net assessment	294,060

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4586
Mkt/sale :
Assmt/sale: 1.0210

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	.540	7,500	4,050			4,050	2,835
Residual		23,522						

1.460 acres

Total land value

139,050

97,335

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,350	290,050
Basement	Full with walk			
Heating	No	A/C Yes		8,310
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				43,971
Other Features	WB Stks	RR		18,201

Sub-Total				369,532
Grade	B-	Factor 1.1700		432,352
CDU		C&D Factor 1.00		432,352
Depreciation		35 %		281,029
		Computed cost value @ 70%		196,720

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	252	6,675
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
G Garages	FR Attached frame LE 65	624	27,060

Total additions 43,971

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System		Unknown	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size 520
Grade	37	B-	Whirlpools Living area 2,430
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1987

