

Property at 00016 ROCKLEDGE DRIVE

Prop ID 3770016

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Administrative Information

Owner name: FADZIEWICZ JULIE
 Second name:
 Address: 16 ROCKLEDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3770016 Neigh.: Zone: R30 Vol: 808 Page: 820

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Oct-2025
Resident Land	.92	94,500				Sale price: 720,000
Resident Dwelling	1.00	249,920				Sale valid:
Resident Outbldg	1.00	840				Values
						Mkt value :
Resident Excess	.50	2,630				Cost value: 496,986
Summary			Utilities		Sales ratios	
Total assessments		347,890	Water	Connecticut	Cost/sale :	.6903
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		347,890	Gas	None	Assmt/sale:	.4832

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	.500	7,500	3,750			3,750	2,625
Residual		21,780						
1.420 acres				Total land value			138,750	97,125

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
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	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1968	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,092	282,260
Basement	Full with walk				
Heating	Yes	A/C Yes			8,110
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					64,317
Other Features		WB Stks	RR		17,761
Sub-Total					381,448
Grade	B-	Factor 1.1700			446,294
CDU		C&D Factor 1.00			446,294
Depreciation		20 %			357,035
		Computed cost value @ 70%			249,925

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	383	10,146
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	4,926
G Garages	FR Attached frame LE 65	504	22,378
L Living Area	FRFF Frame first floor	24	2,748
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	BSMT Basement addition	140	2,580
L Living Area	AIR Air conditioning	140	426
Total additions			64,317

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

