

Property at 00021 ROCKLEDGE DRIVE

Prop ID 3770021

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Administrative Information

Owner name: ESPINOZA ILDEGARDO V AND
 Second name: FABIANA S
 Address: 21 ROCKLEDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3770021 Neigh.: Zone: R30 Vol: 512 Page: 1064

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 15-Dec-2004
Resident Dwelling	1.00	194,220			Sale price: 309,000
Resident Outbldg	1.00	19,810			Sale valid: N

Values	
Mkt value :	
Cost value:	445,257

Summary

Summary		Utilities		Sales ratios	
Total assessments	311,680	Water	Connecticut	Cost/sale :	1.4410
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	311,680	Gas	None	Assmt/sale:	1.0087

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	.600	7,500	4,500		4,500	3,150
Residual	26,136						

1.520 acres Total land value 139,500 97,650

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Masonry trim sf	
Garage	12	Basement 2 car	Finish bsmt sz	336
Area Over Gar.	01	Fully Finished	Rec Room Size	350
Basement	01	Full	Living area	2,201
Bsmt Fin Qual	06	RR w/o air,L w/o	# Living Units	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,032
Basement	Full		235,900
Heating	Yes	A/C No	
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			9,000
Other Features		M Stks RR	Bsmt Gar
			91,933
			27,994

Sub-Total		364,827
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	426,848
Depreciation	35 %	277,451
	Computed cost value @ 70%	194,216

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	84	2,225
L Living Area	FRFF Frame first floor	589	67,429
L Living Area	BSMT Basement addition	589	10,854
L Living Area	OVER Frame Overhang	39	3,572
L Living Area	OVER Frame Overhang	25	2,290
P Porches, Patios, Decks	DECK Wood deck	210	5,563

Total additions 91,933

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
Value at 70%	19,810						Value at 100%		28,300

