

Property at 00030 ROCKLEDGE DRIVE

Prop ID 3770030

Printed 07-Feb-2024 12:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CAPUANO ROBIN M AND
 Second name: BRUHNS GEORGE R
 Address: 30 ROCKLEDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 04 021
 Lot: 3770030 Neigh.: Zone: R30 Vol: 428 Page: 805

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 07-May-2002
Resident Dwelling	1.00	185,970			Sale price: 229,900
Resident Outbldg	1.00	7,420			Sale valid:

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.66	3,450			Mkt value : Cost value: 416,200

Summary

Summary	Amount	Utilities	Amount	Sales ratios
Total assessments	291,340	Water Connecticut		Cost/sale : 1.8104
Total exemptions		Sewer Septic		Mkt/sale :
Net assessment	291,340	Gas None		Assmt/sale: 1.2672

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	.657	7,500	4,928		4,928	3,450
Residual		28,619					
		1.577 acres		Total land value		139,928	97,950

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	33	C+	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1968

Building Valuation Summary

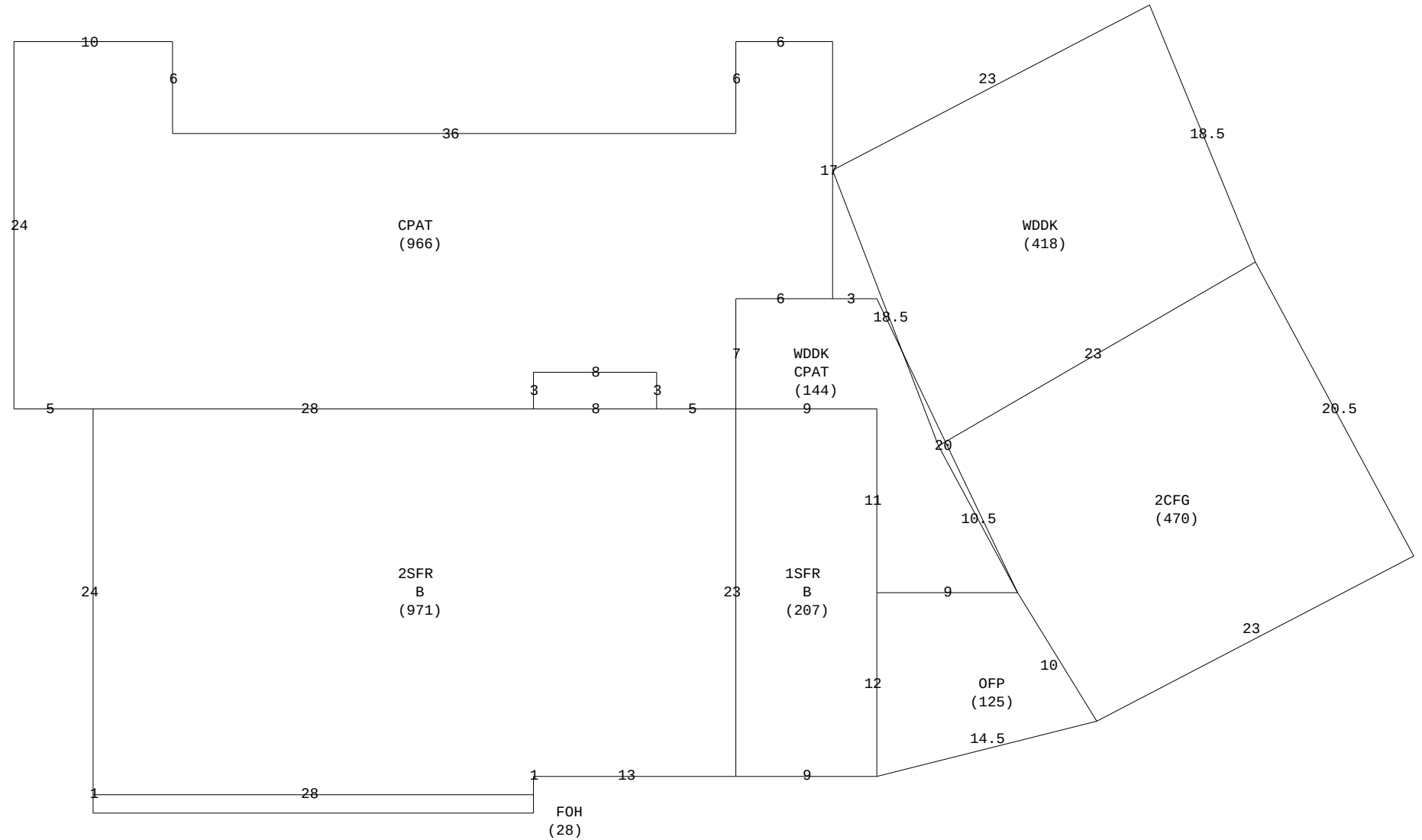
Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full with walk		971	258,630
Heating	Yes	A/C Yes		7,440
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	5,500
Attic	None	Attic size:		
Additions				84,408
Other Features	WB Stks	RR		22,463
Sub-Total				378,441
Grade	C+	Factor 1.0800		408,716
CDU		C&D Factor 1.00		408,716
Depreciation		35 %		265,665
Computed cost value @ 70%				185,966

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	CPAT Concrete patio	966	8,233
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	CPAT Concrete patio	144	1,227
G Garages	FR Attached frame LE 65	483	21,558
P Porches, Patios, Decks	FOFF Frame open first flo	127	7,738
L Living Area	FRFF Frame first floor	207	23,698
L Living Area	AIR Air conditioning	207	629
L Living Area	BSMT Basement addition	207	3,815
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	28	85
P Porches, Patios, Decks	DECK Wood deck	417	11,046
Total additions			84,408

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	20	28	560	37.75		C	21,140	50	10,600
Value at 70%		7,420	Value at 100%		10,600				



V 495 P 26 ADAM TO CAPUANO 4,810 SQ FT OF LAND ADDED TO 30 ROCKLEDGE
FROM 369 COUNTRY CLUB ROAD 4-6-04