

Property at 00035 ROCKLEDGE DRIVE

Prop ID 3770035

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Administrative Information

Owner name: VINARSKY ELENA & MARK
 Second name:
 Address: 35 ROCKLEDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3770035 Neigh.: Zone: R30 Vol: 783 Page: 1020

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jun-2004
Resident Land	.92	94,500				Sale price: 320,000
Resident Dwelling	1.00	173,060				Sale valid: Y
Resident Outbldg	1.00	1,260				Values
Resident Excess	.72	3,780				Mkt value :
						Cost value: 389,429
Summary			Utilities		Sales ratios	
Total assessments		272,600	Water	Connecticut	Cost/sale :	1.2170
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		272,600	Gas	None	Assmt/sale:	.8519

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	.720	7,500	5,400		5,400	3,780
Residual		31,363					
1.640 acres		Total land value		140,400		98,280	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	10	Vertical Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	37	B-	Whirlpools	350
Garage	12	Basement 2 car	Saunas	1,693
Area Over Gar.	01	Fully Finished	# Living Units	
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	915	215,980	
Basement	Full				
Heating	Yes	A/C Yes		6,220	
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	1 Saunas
Attic	None		Attic size:		16,000
Additions					59,613
Other Features		WB Stks	RR	Bsmt Gar	27,271
Sub-Total					325,084
Grade	B-	Factor 1.1700			380,348
CDU		C&D Factor 1.00			380,348
Depreciation		35 %			247,226
Computed cost value @ 70%					173,058

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
L Living Area	OVER Frame Overhang	34	3,114
P Porches, Patios, Decks	DECK Wood deck	24	636
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
L Living Area	OVER Frame Overhang	22	2,015
P Porches, Patios, Decks	DECK Wood deck	214	5,669
L Living Area	AIR Air conditioning	264	803
L Living Area	AIR Air conditioning	34	103
Total additions			59,613

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2011	C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260	Value at 100%		1,800				

Scale: 1" = 6.94 feet