

Property at 00040 ROCKLEDGE DRIVE

Prop ID 3770040

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Administrative Information

Owner name: BILLIG ROBERT D AND
 Second name: VIDA RICHARD F JR CO-TRSTES
 Address: 40 ROCKLEDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3770040 Neigh.: Zone: R30 Vol: 747 Page: 961

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	206,170

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Oct-2020
 Sale price: 380,000
 Sale valid:

Values

Mkt value :
 Cost value: 431,857

Summary

Total assessments	302,300
Total exemptions	
Net assessment	302,300

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1365
 Mkt/sale :
 Assmt/sale: .7955

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	.310	7,500	2,325		2,325	1,628
Residual	13,504						

1.230 acres

Total land value

137,325

96,128

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	6
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	37	B-	Addn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	03	Partial	Saunas	
Basement	03	Partial > half	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1981	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,248
Basement	Partial > half		272,690
Heating	Yes	A/C Yes	-2,260
Plumbing	2 F/B	H/B 1 Add'l fix.	7,820
Attic	None	Attic size:	5,500
Additions			81,253
Other Features	WB Stks	RR	22,271

Sub-Total		387,274
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	453,111
Depreciation	35 %	294,522
	Computed cost value @ 70%	206,165

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	572	25,031
L Living Area	FRUF Frame upper full	332	27,798
P Porches, Patios, Decks	DECK Wood deck	163	4,318
P Porches, Patios, Decks	BPAT Brick/flagstone pati	600	13,682
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	4,926
L Living Area	OVER Frame Overhang	16	1,465
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P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	AIR Air conditioning	332	1,009
L Living Area	AIR Air conditioning	32	97

Total additions 81,253

