

Property at 00045 ROCKLEDGE DRIVE

Prop ID 3770045

Printed 20-Aug-2026 11:06 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KREAM BARBARA E
 Second name:
 Address: 45 ROCKLEDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3770045 Neigh.: Zone: R30 Vol: 147 Page: 282

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Jun-1984
Resident Land	.92	94,500				Sale price: 158,000
Resident Dwelling	1.00	201,980				Sale valid:
					Values	
Resident Excess	.14	740				Mkt value :
						Cost value: 424,600
Summary			Utilities		Sales ratios	
Total assessments		297,220	Water	Connecticut		Cost/sale : 2.6873
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		297,220	Gas	None		Assmt/sale: 1.8811

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	.140	7,500	1,050			1,050	735
Residual		6,098						
1.060 acres				Total land value			136,050	95,235

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,064	241,350
Basement	Full with walk				
Heating	Yes	A/C Yes			6,940
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					89,363
Other Features		WB Stks			27,757
Sub-Total					379,410
Grade	B-	Factor 1.1700			443,910
CDU		C&D Factor 1.00			443,910
Depreciation		35 %			288,542
		Computed cost value @ 70%			201,979

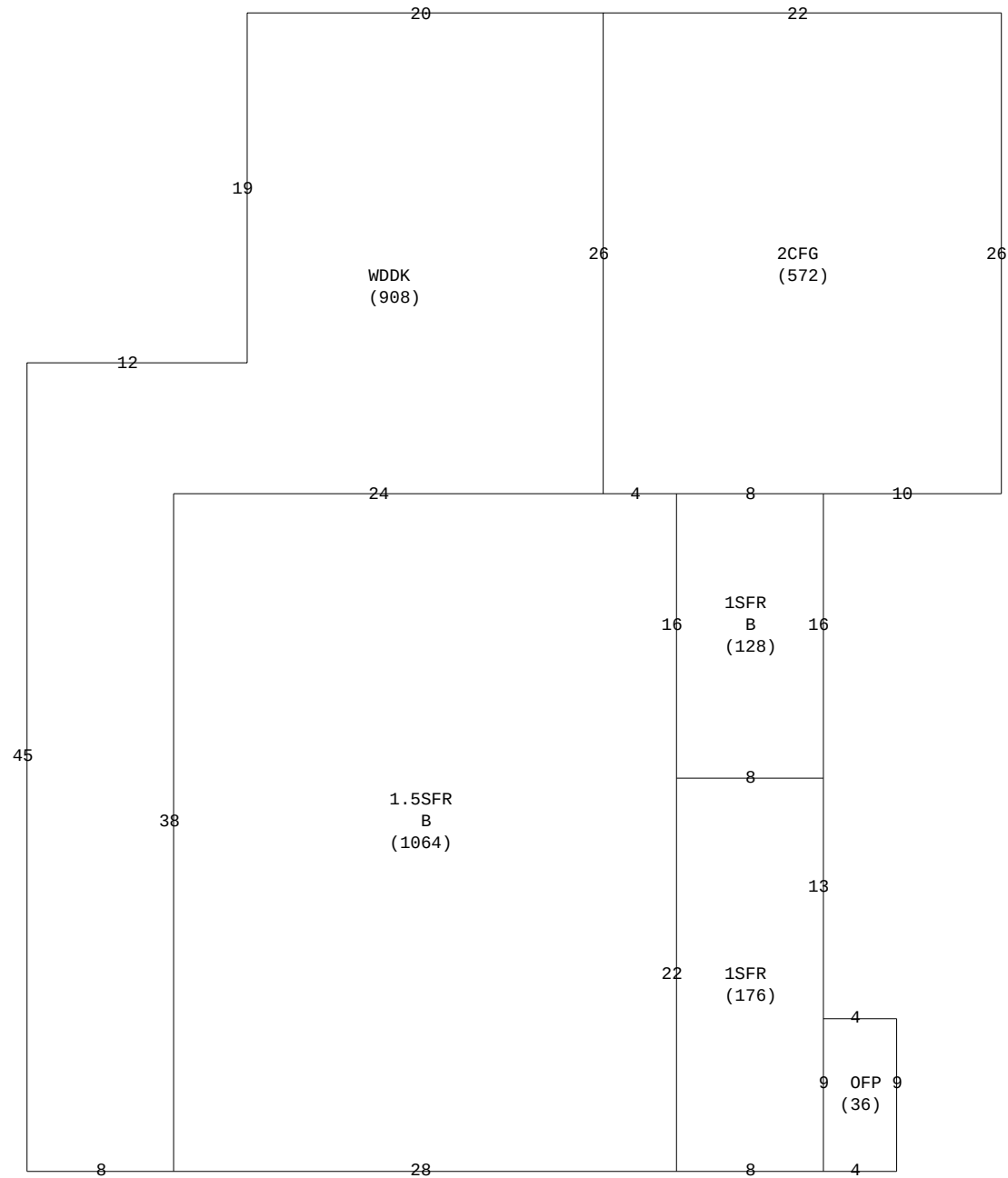
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	908	24,053
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	BSMT Basement addition	128	2,359
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	176	20,149
G Garages	FR Attached frame LE 65	572	25,031
L Living Area	AIR Air conditioning	128	389
L Living Area	AIR Air conditioning	176	535

Total additions 89,363

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	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Masonry trim sf	
Grade	37	B-	Half Baths	1
Garage	22	Attached 2 car	Finish bsmt sz	760
Area Over Gar.	99	None	Addtn'l fixtures	1
Basement	04	Full with walk-o	Whirlpools	
Bsmt Fin Qual	04	Living Area w/o	Saunas	
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	1
			W/B openings	1
Actual Year Built: 1979				



PROBATE CERT V 681 P 945 1/8/15

NAME ERROR CHG FROM BARBARA E CONDIT TO BARBARA E KREAM V147 P282