

Property at 00046 ROCKLEDGE DRIVE

Prop ID 3770046

Printed 03-Feb-2026 3:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VUCOVICH CARLOS ROMERO AND
 Second name: VALLE MONICA YBARRE
 Address: 46 ROCKLEDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 3770046 Neigh.: Zone: R30 Vol: 808 Page: 995

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 24-Oct-2025
Resident Dwelling	1.00	205,080			Sale price: 640,000
Resident Outbldg	1.00	980			Sale valid:

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.20	1,050			Mkt value :
					Cost value: 430,871

Summary

Summary	Amount	Utilities	Amount	Sales ratios
Total assessments	301,610	Water Connecticut		Cost/sale : .6732
Total exemptions		Sewer Septic		Mkt/sale :
Net assessment	301,610	Gas None		Assmt/sale: .4713

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	.200	7,500	1,500		1,500	1,050
Residual		8,712					
		1.120 acres		Total land value		136,500	95,550

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	06	Contemporary	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	37	B-	
Garage	12	Basement 2 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1983

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	918	248,280
Basement	Full with walk		
Heating	Yes A/C Yes		7,150
Plumbing	3 F/B 1 H/B 1 Add'l fix. Wh/p		14,000
Attic	None Attic size:		
Additions			92,610
Other Features	M Stks Bsmt Gar		23,203
Sub-Total			385,243
Grade	B- Factor 1.1700		450,734
CDU	C&D Factor 1.00		450,734
Depreciation	35 %		292,977
Computed cost value @ 70%			205,084

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRUF Frame upper full	230	19,258
P Porches, Patios, Decks	FOFF Frame open first flo	230	14,013
L Living Area	OVER Frame Overhang	7	641
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	FRFF Frame first floor	286	32,742
L Living Area	BSMT Basement addition	286	5,270
P Porches, Patios, Decks	DECK Wood deck	120	3,179
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
P Porches, Patios, Decks	DECK Wood deck	49	1,298
P Porches, Patios, Decks	DECK Wood deck	90	2,384
L Living Area	AIR Air conditioning	286	869
L Living Area	AIR Air conditioning	230	699
Total additions			92,610

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2003	C	2,880	50	1,400
Utility Shed									
Value at 70%		980		Value at 100%					1,400

