Town of Avon Residential Property Card

Property at 00041 RIDGEBURY ROAD Prop ID 4760041 Printed 09-Sep-2026 3:18 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JANSON DAVID & RISHWA
Second name:
Address: 41 RIDGEBURY ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
Lot: 4760041 Neigh.: Zone: RU2A Vol: 817 Page: 1131

Assessments

Assmt category	Qty	Amount
Resident Land	1.39	131,250
Resident Dwellng	1.00	765,360

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Aug-2026
Sale price: 1,460,000
Sale valid:

Values

Mkt value :
Cost value: 1,280,871

Summary

Total assessments	896,610
Total exemptions	
Net assessment	896,610

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8773
Mkt/sale :
Assmt/sale: .6141

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.389	250,000	250,000	SS .25	187,500	131,250
Primary Site		60,505		Shape & Size			
		1.389 acres		Total land value		187,500	131,250

Residential Dwelling Information

Subject	Code	Description
Style	98	Other
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpeti
Heating System	07	Hydro Air
Fuel	01	Oil
Attic	99	None
Grade	60	AA
Garage	24	Attached 4 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

Condominium

Story Height 2.0

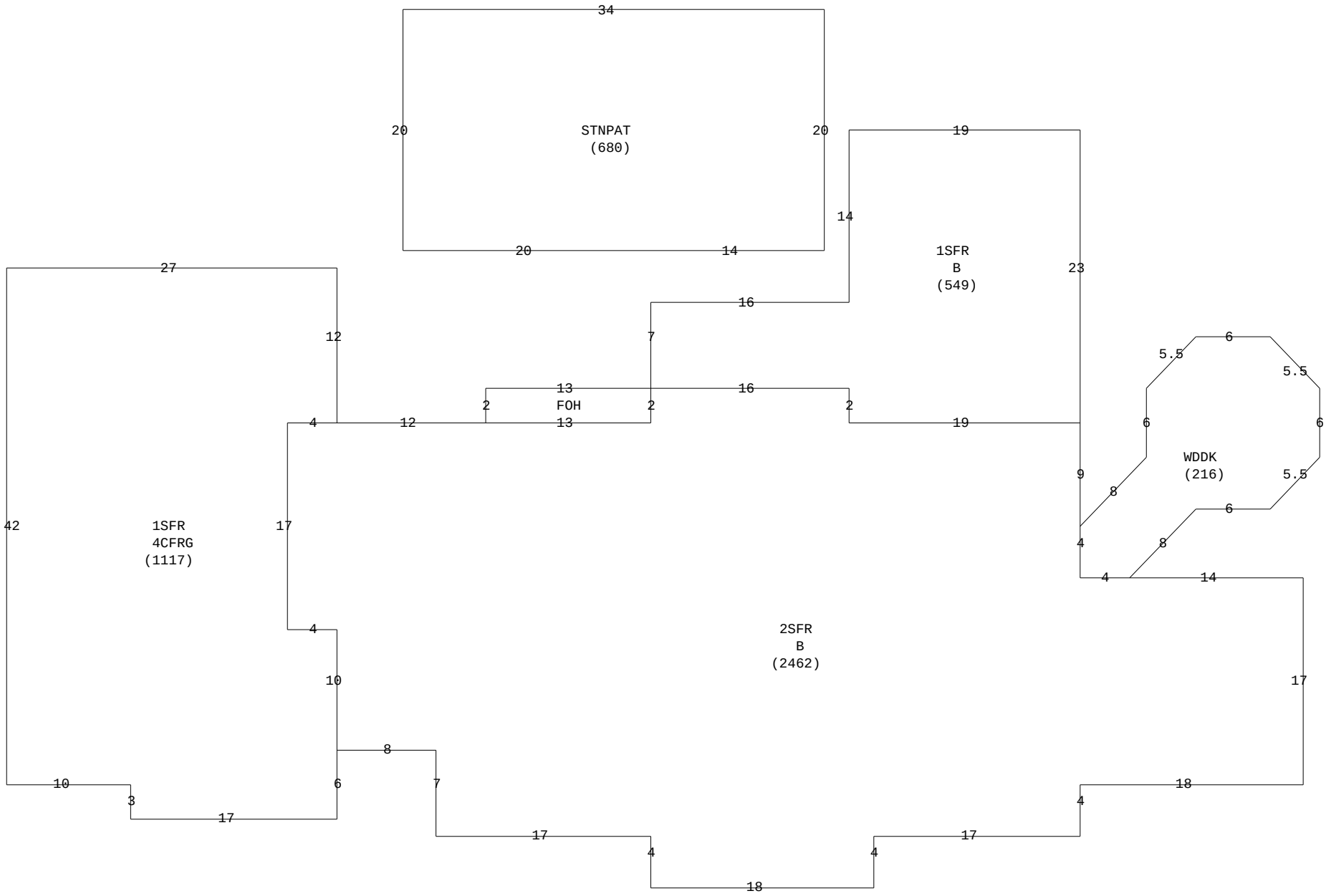
Total Rooms	11	Garage cars	4
Bedrooms	5	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	5	Masonry trim sf	2,096
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	7	Rec Room Size	1,100
Whirlpools	1	Living area	6,616
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	5		

Actual Year Built: 1993

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,462	549,810
Basement	Full with walk			
Heating	Yes	A/C Yes		15,650
Plumbing	5 F/B 2 H/B 7 Add'l fix. 1 Wh/p		Saunas	33,000
Attic	None	Attic size:		
Additions				226,719
Other Features	Mason Trim WB Stks	RR		84,071
Sub-Total				909,250
Grade	AA	Factor 1.8500		1,682,113
CDU		C&D Factor 1.00		1,682,113
Depreciation		35 %		1,093,373
		Computed cost value @ 70%		765,361

Building additions

Category		Type		Area	Value
G	Garages	FRL	Attached frame GT 65	1,117	50,044
G	Garages	FSF	Full-story fin o/gar	1,117	74,821
L	Living Area	AIR	Air conditioning	1,117	3,396
P	Porches, Patios, Decks	DECK	Wood deck	224	5,934
L	Living Area	BSMT	Basement addition	549	10,117
L	Living Area	FRFF	Frame first floor	549	62,850
L	Living Area	AIR	Air conditioning	549	1,669
L	Living Area	OVER	Frame Overhang	26	2,381
P	Porches, Patios, Decks	BPAT	Brick/flagstone pati	680	15,507
			Total additions		226,719

Property at 00041 RIDGEBURY ROAD | Prop ID 4760041 Card 01 | Scale: 1" = 11.11 feet