

Property at 00052 RIDGEBURY ROAD

Prop ID 4760052

Printed 07-Feb-2024 7:59 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WU GEORGE Y &
Second name: CATHERINE H
Address: 52 RIDGEBURY ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
Lot: 4760052 Neigh.: Zone: RU2A Vol: 270 Page: 665

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 17-Dec-1992	
Resident Land	1.40 175,000			Sale price: 690,900	
Resident Dwelling	1.00 613,470			Sale valid:	
				Values	
				Mkt value :	
				Cost value: 1,126,386	
Summary		Utilities		Sales ratios	
Total assessments	788,470	Water Well		Cost/sale :	1.6303
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	788,470	Gas None		Assmt/sale:	1.1412

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.395	250,000	250,000		250,000	175,000
Primary Site		60,766					
1.395 acres				Total land value		250,000	175,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	57	AA-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	5,576
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1992	

Building Valuation Summary

		Area	
Dwelling	Masonry 2 story w/bsmt	2,626	610,230
Basement	Full		
Heating	Yes A/C Yes		16,560
Plumbing	4 F/B 1 H/B 4 Add'l fix. 1 Wh/p	Saunas	23,000
Attic	None Attic size:		
Additions			104,658
Other Features	WB Stks		16,000
Sub-Total			770,448
Grade	AA-	Factor 1.7500	1,348,284
CDU		C&D Factor 1.00	1,348,284
Depreciation		35 %	876,385
Computed cost value @ 70%			613,470

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	12	1,099
G Garages	MAL Attached masonry GT	794	35,573
L Living Area	FRUF Frame upper full	660	55,262
L Living Area	AIR Air conditioning	660	2,006
P Porches, Patios, Decks	DECK Wood deck	294	7,788
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	OVER Frame Overhang	16	1,465
Total additions			104,658

