

Property at 00072 RIDGEBURY ROAD

Prop ID 4760072

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Administrative Information

Owner name: LEWIS SCOTT T & RACHELLE M
Second name:
Address: 72 RIDGEBURY ROAD
City/state: AVON CT Zip: 06001

-Location Information-

Map: 003 Clerk map: 94 002
Lot: 4760072 Neigh.: Zone: RU2A Vol: 718 Page: 128

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	210,000
Resident Dwelling	1.00	878,260

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

Sale date:	16-Apr-2018
Sale price:	925,000
Sale valid:	

—Values:

Mkt value :
Cost value: 1,554,929

Summary

Total assessments	1,088,450
Total exemptions	
Net assessment	1,088,450

Utilities

Water	Well
Sewer	Septic
Gas	None

- Sales ratios:

Cost/sale :	1.6810
Mkt/sale :	
Assmt/sale:	1.1767

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	300,000	300,000		300,000	210,000
Primary	Site	87,120					
RES	12	.036	7,500	270		270	189
Residual		1,568					
		2.036 acres		Total land value		300,270	210,189

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	98	Other				
Exterior Walls	02	Wood Shingles				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	02	Hip				
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars	4
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f	
Heating System	07	Hydro Air	Full Baths	5	Masonry trim sf	700
Fuel	01	Oil	Half Baths	2	Finish bsmt sz	
Attic	99	None	Addn'l fixtures	4	Rec Room Size	1,500
Grade	57	AA-	Whirlpools	1	Living area	7,374
Garage	24	Attached 4 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	04	Full with walk-o	W/B stacks	3		
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	4		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1995			

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full with walk					2,812	618,160
Heating	Yes	A/C	Yes				17,580
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas		31,500
Attic	None	Attic size:					
Additions							284,765
Other Features	Mason Trim	WB Stks	RR				72,199

Sub-Total			1,024,204
Grade	AA-	Factor 1.7500	1,792,357
CDU		C&D Factor 1.00	1,792,357
Depreciation		30 %	1,254,650
		Computed cost value @ 70%	878,255

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	824	18,790
P Porches, Patios, Decks	BPAT Brick/flagstone pati	344	7,845
P Porches, Patios, Decks	DECK Wood deck	344	9,113
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	BSMT Basement addition	600	11,057
L Living Area	AIR Air conditioning	600	1,824
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	34	103
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
G Garages	FRL Attached frame GT 65	1,116	49,999
G Garages	FSF Full-story fin o/gar	1,116	74,754
L Living Area	AIR Air conditioning	1,116	3,393
P Porches, Patios, Decks	BPAT Brick/flagstone pati	260	5,929
P Porches, Patios, Decks	FEFF Frame enclosed first	260	24,794

Total additions	284,765
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