

Property at 00075 RIDGEBURY ROAD

Prop ID 4760075

Printed 07-Feb-2024 8:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LIERER JENNIFER TRUSTEE
 Second name:
 Address: 75 RIDGEBURY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4760075 Neigh.: Zone: RU2A Vol: 693 Page: 900

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Mar-2015
Resident Land	2.00	175,000				Sale price: 1,080,000
Resident Dwelling	1.00	616,200				Sale valid:
					Values	
Resident Excess	.52	2,730			Mkt value :	
					Cost value: 1,134,186	
Summary			Utilities		Sales ratios	
Total assessments		793,930	Water	Well	Cost/sale : 1.0502	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		793,930	Gas	None	Assmt/sale: .7351	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	250,000	250,000			250,000	175,000
Primary Site		87,120						
RES	12	.519	7,500	3,893			3,893	2,725
Residual		22,608						
2.519 acres				Total land value			253,893	177,725

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	57	AA-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Addtn'l fixtures	2
Basement	04	Full with walk-o	Whirlpools	1
Bsmt Fin Qual	03	Rec Room W/ Air	Saunas	
Air Condition	01	Central Air	# Living Units	1
Interior Cond	05	Good	M/F stacks	
Exterior Cond	05	Good	W/B stacks	3
			W/B openings	5
			Actual Year Built: 1994	

Building Valuation Summary

						Area	
Dwelling	Masonry	2 story w/bsmt				2,178	518,470
Basement	Full with walk						
Heating	Yes	A/C Yes					14,090
Plumbing	3 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas		20,500
Attic	None		Attic size:				
Additions							164,247
Other Features	WB Stks	RR					56,576
Sub-Total							773,883
Grade	AA-	Factor 1.7500					1,354,295
CDU		C&D Factor 1.00					1,354,295
Depreciation		35 %					880,292
Computed cost value @ 70%							616,204

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	1,387	36,742
G Garages	MAL Attached masonry GT	902	40,411
G Garages	FSF Full-story fin o/gar	440	29,473
L Living Area	AIR Air conditioning	440	1,338
L Living Area	BSMT Basement addition	62	1,143
L Living Area	FRFF Frame first floor	62	7,098
L Living Area	AIR Air conditioning	62	188
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
Total additions			164,247

