

Property at 00085 RIDGEBURY ROAD

Prop ID 4760085

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Administrative Information

Owner name: FISH MICHAEL A & JESSICA L
 Second name:
 Address: 85 RIDGEBURY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4760085 Neigh.: Zone: RU2A Vol: 649 Page: 401

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	210,000
Resident Dwelling	1.00	748,140
Resident Outbldg	1.00	42,560
Resident Excess	.33	1,730

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Oct-2012
 Sale price: 1,400,000
 Sale valid:
 Values
 Mkt value :
 Cost value: 1,432,043

Summary

Total assessments	1,002,430
Total exemptions	
Net assessment	1,002,430

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0229
 Mkt/sale :
 Assmt/sale: .7160

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	.330	7,500	2,475			2,475	1,733
Residual		14,375						
2.330 acres				Total land value			302,475	211,733

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
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	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	5
Attic	01	Fully Finished	Half Baths	3
Grade	57	AA-	Addtn'l fixtures	3
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	3
Air Condition	01	Central Air	W/B openings	5
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1994	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,322 522,470
Basement	Full		
Heating	Yes	A/C Yes	14,880
Plumbing	5 F/B 3 H/B	3 Add'l fix. 1 Wh/p	Saunas 34,500
Attic	Fully Finished	Attic size: 1,075	30,383
Additions			279,616
Other Features	WB Stks	RR	57,729
Sub-Total			939,578
Grade	AA-	Factor 1.7500	1,644,262
CDU		C&D Factor 1.00	1,644,262
Depreciation		35 %	1,068,770
Computed cost value @ 70%			748,139

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,161	52,015
G Garages	FSF Full-story fin o/gar	1,161	77,768
L Living Area	AIR Air conditioning	1,161	3,529
L Living Area	BSMT Basement addition	150	2,764
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	AIR Air conditioning	150	456
L Living Area	OVER Frame Overhang	22	2,015
L Living Area	AIR Air conditioning	22	67
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	AIR Air conditioning	30	91
L Living Area	BSMT Basement addition	648	11,941
L Living Area	FRFF Frame first floor	648	74,184
L Living Area	AIR Air conditioning	648	1,970
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,154	26,316
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
Total additions			279,616

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	25	44	1,100	110.5	2007	C	121,605	50	60,800
Value at 70%			42,560	Value at 100%			60,800		

