

Property at 00091 RIDGEBURY ROAD

Prop ID 4760091

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Administrative Information

Owner name: BONTEMPO NICHOLAS A &
 Second name: KRISTINA E
 Address: 91 RIDGEBURY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map: 96 029
 Lot: 4760091 Neigh.: Zone: RU2A Vol: 677 Page: 24

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	210,000
Resident Dwelling	1.00	813,350
Resident Outbldg	2.00	41,440

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Aug-2014
 Sale price: 1,125,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,525,814

Summary

Total assessments	1,068,070
Total exemptions	
Net assessment	1,068,070

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3563
 Mkt/sale :
 Assmt/sale: .9494

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	1.248	7,500	9,360	.50		4,680	3,276
Residual		54,363						

3.248 acres

Total land value

304,680

213,276

Residential Dwelling Information

Subject Code Description

Style	19	Modern Colonial
Exterior Walls	06	Brick
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	02	Forced Hot Air
Fuel	01	Oil
Attic	99	None
Grade	57	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	6	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	5	Masonry trim sf	
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	5	Rec Room Size	1,632
Whirlpools	1	Living area	7,322
Saunas		# Living Units	
M/F stacks			
W/B stacks	3		
W/B openings	4		

Actual Year Built: 1994

Building Valuation Summary

		Area	
Dwelling	Masonry 2 story w/bsmt	2,904	667,170
Basement	Full with walk		
Heating	Yes A/C Yes		18,090
Plumbing	5 F/B 2 H/B 5 Add'l fix. 1 Wh/p	Saunas	32,000
Attic	None Attic size:		
Additions			240,566
Other Features	WB Stks RR		63,649

Sub-Total		1,021,475
Grade	AA-	
CDU	Factor 1.7500	1,787,581
Depreciation	C&D Factor 1.00	1,787,581
	35 %	1,161,928
	Computed cost value @ 70%	813,350

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	830	21,987
L Living Area	BSMT Basement addition	572	10,541
L Living Area	MAFF Masonry first floor	572	67,881
L Living Area	AIR Air conditioning	572	1,739
L Living Area	BSMT Basement addition	104	1,917
L Living Area	MAFF Masonry first floor	104	12,342
L Living Area	AIR Air conditioning	104	316
L Living Area	MAUF Masonry upper full	152	13,593
L Living Area	AIR Air conditioning	152	462
P Porches, Patios, Decks	DECK Wood deck	238	6,305
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
G Garages	MAL Attached masonry GT	1,156	51,791
G Garages	FSF Full-story fin o/gar	686	45,951
L Living Area	AIR Air conditioning	686	2,085

Total additions 240,566

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	10	16	160	30.00	1999	C	4,800	50	2,400
RP5 Pool w/ Gunite	24	34	816	110.5	2018	B	113,663	50	56,800

Value at 70% 41,440

Value at 100% 59,200

