

Property at 00098 RIDGEBURY ROAD

Prop ID 4760098

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Administrative Information

Owner name: LI KUO CHEN & LEE SHUFEN
 Second name:
 Address: 98 RIDGEBURY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map: 94 002
 Lot: 4760098 Neigh.: Zone: RU2A Vol: 691 Page: 925

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	210,000
Resident Dwelling	1.00	840,140
Resident Outbldg	1.00	27,300
Resident Excess	11.28	29,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Oct-2015
 Sale price: 1,400,000
 Sale valid:
 Values
 Mkt value :
 Cost value: 1,581,514

Summary

Total assessments	1,107,060
Total exemptions	
Net assessment	1,107,060

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1297
 Mkt/sale :
 Assmt/sale: .7908

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	11.283	7,500	84,623	.50		42,312	29,618
Residual		491,487						

13.283 acres

Total land value

342,312

239,618

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	19	Modern Colonial			
Exterior Walls	07	Stone			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	02	Hip			
Foundation	01	Poured Concrete	Total Rooms	11	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1	Dormer linear f
Heating System	07	Hydro Air	Full Baths	5	Masonry trim sf
Fuel	01	Oil	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	3	Rec Room Size 1,268
Grade	60	AA	Whirlpools	1	Living area 6,881
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	1	
Basement	04	Full with walk-o	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1994		

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	524,610
Basement	Full with walk		2,208	
Heating	Yes	A/C Yes		14,260
Plumbing	5 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				31,000
Other Features		WB Stks M Stks RR		377,441
				50,778
Sub-Total				998,089
Grade	AA	Factor 1.8500		1,846,465
CDU		C&D Factor 1.00		1,846,465
Depreciation		35 %		1,200,202
		Computed cost value @ 70%		840,141

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	475	8,753
L Living Area	MAFF Masonry first floor	475	56,370
L Living Area	AIR Air conditioning	475	1,444
P Porches, Patios, Decks	DECK Wood deck	478	12,662
P Porches, Patios, Decks	DECK Wood deck	576	15,258
G Garages	MAL Attached masonry GT	1,239	55,510
L Living Area	MAUF Masonry upper full	1,239	110,803
L Living Area	AIR Air conditioning	1,239	3,767
P Porches, Patios, Decks	CNPY Canopy	360	7,629
L Living Area	BSMT Basement addition	751	13,839
L Living Area	MAFF Masonry first floor	751	89,123
L Living Area	AIR Air conditioning	751	2,283

Total additions 377,441

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	22	38	836	74.05	1997	B	78,001	50	39,000
Value at 70%			27,300				Value at 100%		39,000

