

Property at 00101 RIDGEBURY ROAD

Prop ID 4760101

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Administrative Information

Owner name: HOCK ROBERT W & MICHELLE M
Second name:
Address: 101 RIDGEBURY ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map: 94 002
Lot: 4760101 Neigh.: Zone: RU2A Vol: 568 Page: 900

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	210,000
Resident Dwelling	1.00	755,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Dec-2007
Sale price: 1,340,000
Sale valid:

Values

Resident Excess	2.40	6,310

Mkt value :
Cost value: 1,387,814

Summary

Total assessments	971,470
Total exemptions	
Net assessment	971,470

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0357
Mkt/sale :
Assmt/sale: .7250

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	2.404	7,500	18,030	.50		9,015	6,311
Residual		104,718						

4.404 acres

Total land value

309,015

216,311

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	539,560
Basement	Full with walk		2,281	
Heating	Yes	A/C Yes		14,660
Plumbing	5 F/B	2 H/B	5 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				183,726
Other Features		WB Stks M Stks RR		63,101

Sub-Total				833,047
Grade	AA	Factor 1.8500		1,541,137
CDU		C&D Factor 1.00		1,541,137
Depreciation		30 %		1,078,796
		Computed cost value @ 70%		755,157

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,145	51,298
G Garages	FSF Full-story fin o/gar	900	60,286
L Living Area	AIR Air conditioning	900	2,736
P Porches, Patios, Decks	DECK Wood deck	388	10,278
L Living Area	BSMT Basement addition	364	6,708
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	AIR Air conditioning	364	1,107
P Porches, Patios, Decks	DECK Wood deck	182	4,821
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Total additions 183,726

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	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	99	None	Half Baths	2
Grade	60	AA	Addtn'l fixtures	5
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	4
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1995	

