

Property at 00005 NOTTINGHAM RIDGE

Prop ID 4930005

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Administrative Information

Owner name: NICOLESCU MIRCEA C AND
 Second name: MIRELA CO-TRUSTEES
 Address: 5 NOTTINGHAM RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4930005 Neigh.: Zone: R30 Vol: 757 Page: 235

Assessments

Assmt category	Qty	Amount
Resident Land	.69	91,880
Resident Dwelling	1.00	345,840
Resident Outbldg	1.00	1,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Dec-2018
 Sale price: 485,000
 Sale valid:

Values

Mkt value :
 Cost value: 627,814

Summary

Total assessments	439,470
Total exemptions	
Net assessment	439,470

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2945
 Mkt/sale :
 Assmt/sale: .9061

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000		.25	131,250	91,875
Primary Site		30,056						

.690 acres	Total land value	131,250	91,875
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
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	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Rec Room Size	1,000
Air Condition	01	Central Air	Addn'l fixtures	4
Interior Cond	05	Good	Living area	3,168
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,480	358,030
Basement	Full				
Heating	Yes	A/C Yes			10,250
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p	Saunas	18,000
Attic	None	Attic size:			
Additions					71,700
Other Features		WB Stks	RR		28,771
Sub-Total					486,751
Grade	A-	Factor 1.4500			705,789
CDU		C&D Factor 1.00			705,789
Depreciation		30 %			494,052
Computed cost value @ 70%					345,836

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
L Living Area	BSMT Basement addition	208	3,833
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	AIR Air conditioning	208	632
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 71,700

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2020	C	5,040	50	2,500
Utility Shed									
Value at 70%					1,750	Value at 100%			
						2,500			

