

Property at 00006 NOTTINGHAM RIDGE

Prop ID 4930006

Printed 07-Feb-2024 9:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MALYAK PETER D AND
 Second name: JANICE M
 Address: 6 NOTTINGHAM RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4930006 Neigh.: Zone: Vol: 361 Page: 691

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Dec-1998
Resident Land	.69	91,880				Sale price: 439,900
Resident Dwelling	1.00	361,700				Sale valid:
Resident Outbldg	1.00	14,980				Values
Resident Excess	.66	3,470				Mkt value :
						Cost value: 674,329
Summary			Utilities		Sales ratios	
Total assessments		472,030	Water	Connecticut	Cost/sale :	1.5329
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		472,030	Gas	CNG	Assmt/sale:	1.0730

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						
RES	12	.660	7,500	4,950			4,950	3,465
Residual		28,750						
1.350 acres				Total land value			136,200	95,340

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	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	47	A-	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	314,290
Basement	Full		1,256	
Heating	Yes	A/C Yes		9,010
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:	Saunas	
Additions				162,027
Other Features		WB Stks		6,750
Sub-Total				509,077
Grade	A-	Factor 1.4500		738,162
CDU		C&D Factor 1.00		738,162
Depreciation		30 %		516,713
		Computed cost value @ 70%		361,699

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	514	9,472
L Living Area	FRFF Frame first floor	514	58,843
L Living Area	AIR Air conditioning	514	1,563
L Living Area	FRUF Frame upper full	160	13,397
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	DECK Wood deck	172	4,556
G Garages	FRL Attached frame GT 65	920	41,218
G Garages	FSF Full-story fin o/gar	464	31,081
L Living Area	AIR Air conditioning	464	1,411

Total additions 162,027

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	17	34	578	74.05	2000	C	42,801	50	21,400
Value at 70%			14,980				Value at 100%		21,400

