

Property at 00025 NOTTINGHAM RIDGE

Prop ID 4930025

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Administrative Information

Owner name: SONDHEIMER NORMAN K
 Second name:
 Address: 25 NOTTINGHAM RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4930025 Neigh.: Zone: R40 Vol: 360 Page: 509

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	329,760

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Dec-1998
 Sale price: 417,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 646,086

Summary

Total assessments	452,260
Total exemptions	
Net assessment	452,260

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.5494
 Mkt/sale :
 Assmt/sale: 1.0846

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						

.920 acres Total land value 175,000 122,500

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	8
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	Masonry trim sf	
Area Over Gar.	05	Half Story Finis	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,368
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1997				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,384	339,290
Basement	Full with walk				
Heating	Yes	A/C Yes			9,720
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		18,000
Additions					90,367
Other Features		WB Stks			6,750

Sub-Total			464,127
Grade	A-	Factor 1.4500	672,984
CDU		C&D Factor 1.00	672,984
Depreciation		30 %	471,089
		Computed cost value @ 70%	329,762

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	154	17,630
L Living Area	BSMT Basement addition	154	2,838
L Living Area	AIR Air conditioning	154	468
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	HSF Half-story fin o/gar	374	15,300
L Living Area	AIR Air conditioning	374	1,137
P Porches, Patios, Decks	DECK Wood deck	416	11,020
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	AIR Air conditioning	72	219

Total additions 90,367

