

Property at 00042 NOTTINGHAM RIDGE

Prop ID 4930042

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Administrative Information

Owner name: NADDAFF ALEXANDER C & IRENE &
 Second name: NADDAFF DANIEL R CO-TTEES
 Address: 42 NOTTINGHAM RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4930042 Neigh.: Zone: R40 Vol: 813 Page: 1118

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	530,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Dec-1997
 Sale price: 620,479
 Sale valid: Y

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.12	630		933,929

Summary

Category	Amount
Total assessments	653,750
Total exemptions	
Net assessment	653,750

Utilities

Utility	Amount
Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Category	Ratio
Cost/sale	1.5052
Mkt/sale	
Assmt/sale	1.0536

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						
RES	12	.120	7,500	900			900	630
Residual		5,227						

1.040 acres

Total land value

175,900

123,130

Building Valuation Summary

Category	Value	Area
Dwelling	2 story w/bsmt	1,979
Basement	Full	
Heating	Yes A/C Yes	
Plumbing	4 F/B 2 H/B 4 Add'l fix. 1 Wh/p	
Attic	None Attic size:	
Other Features	WB Stks RR	

Category	Value
Sub-Total	698,643
Grade A	Factor 1.5500
CDU	C&D Factor 1.00
Depreciation	30 %
Computed cost value @ 70%	530,620

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	925	41,442
G Garages	FSF Full-story fin o/gar	625	41,865
L Living Area	AIR Air conditioning	625	1,900
L Living Area	MAFF Masonry first floor	252	29,906
L Living Area	AIR Air conditioning	252	766
L Living Area	BSMT Basement addition	252	4,644
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	FRUF Frame upper full	28	2,344
P Porches, Patios, Decks	BPAT Brick/flagstone pati	424	9,669

Total additions 134,242

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	
Roof Type	02	Hip	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	50	A	
Garage	23	Attached 3 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1997

