

Property at 00045 NOTTINGHAM RIDGE

Prop ID 4930045

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Administrative Information

Owner name: ALGER ROBERT E AND
Second name: JOAN L
Address: 45 NOTTINGHAM RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
Lot: 4930045 Neigh.: Zone: R40 Vol: 334 Page: 1015

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	550,020

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Jul-1997
Sale price: 621,349
Sale valid: Y

Values

Resident Excess	.03	160	
Mkt value :			
Cost value:		960,971	

Summary

Total assessments	672,680	
Total exemptions		
Net assessment	672,680	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 1.5466
Mkt/sale :
Assmt/sale: 1.0826

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	.030	7,500	225			225	158
Residual	1,307							

.950 acres

Total land value

175,225

122,658

Building Valuation Summary

					Area	
Dwelling	Masonry	2 story w/bsmt			2,086	499,620
Basement	Full					
Heating	Yes	A/C Yes				13,580
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas	21,000
Attic	None			Attic size:		
Additions						176,486
Other Features		WB Stks				13,500

Sub-Total						724,186
Grade	A		Factor 1.5500			1,122,488
CDU			C&D Factor 1.00			1,122,488
Depreciation			30 %			785,742
			Computed cost value @ 70%			550,019

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	589	69,898
L Living Area	BSMT Basement addition	589	10,854
L Living Area	AIR Air conditioning	589	1,791
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
G Garages	MAL Attached masonry GT	858	38,440
G Garages	FSF Full-story fin o/gar	588	39,387
L Living Area	AIR Air conditioning	588	1,788
P Porches, Patios, Decks	BPAT Brick/flagstone pati	468	10,672

Total additions 176,486

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	3
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	01	Central Air	Living area	5,349
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1997	

