

Property at 00011 QUAIL RIDGE DRIVE

22

Prop ID 4990011

Printed 07-Feb-2024 9:27 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: EDSALL CHRISTOPHER J AND
 Second name: BIDWELL KATHRYN C
 Address: 11 QUAIL RIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4990011 Neigh.: Zone: R40 Vol: 750 Page: 1267

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	375,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Dec-2020
 Sale price: 640,000
 Sale valid:

Values

Mkt value :
 Cost value: 735,857

Summary

Total assessments	515,100
Total exemptions	
Net assessment	515,100

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1498
 Mkt/sale :
 Assmt/sale: .8048

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						

.920 acres Total land value 200,000 140,000

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,386	339,680
Basement	Full				
Heating	Yes	A/C Yes			9,730
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None	Attic size:			
Additions					119,587
Other Features		WB Stks			6,750

Sub-Total		492,747
Grade A-	Factor 1.4500	714,483
CDU	C&D Factor 1.00	714,483
Depreciation	25 %	535,862
	Computed cost value @ 70%	375,103

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	853	38,216
G Garages	FSF Full-story fin o/gar	653	43,741
L Living Area	AIR Air conditioning	653	1,985
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
P Porches, Patios, Decks	DECK Wood deck	196	5,192

Total additions 119,587

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.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,649
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2002	

