

Property at 00024 QUAIL RIDGE DRIVE

5

Prop ID 4990024

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Administrative Information

Owner name: AMANKWAH KWAME S AND
 Second name: WADSWORTH ALLISON
 Address: 24 QUAIL RIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4990024 Neigh.: Zone: R40 Vol: 729 Page: 1225

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	490,210
Resident Outbldg	2.00	18,480

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 02-Jul-2019
 Sale price: 725,000
 Sale valid:

Values

Mkt value :
 Cost value: 926,700

Summary

Total assessments	648,690
Total exemptions	
Net assessment	648,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2782
 Mkt/sale :
 Assmt/sale: .8947

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

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	5
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	4
Grade	50	A	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,913	442,600
Basement	Full				
Heating	Yes	A/C Yes			12,630
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Additions					121,387
Other Features		WB Stks	RR		42,314
Sub-Total					645,431
Grade	A	Factor 1.5500			1,000,418
CDU		C&D Factor 1.00			1,000,418
Depreciation		30 %			700,293
Computed cost value @ 70%					490,205

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	AIR Air conditioning	216	657
L Living Area	BSMT Basement addition	216	3,980
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	OVER Frame Overhang	28	2,564
G Garages	FRL Attached frame GT 65	714	31,989
G Garages	FSF Full-story fin o/gar	636	42,602
L Living Area	AIR Air conditioning	636	1,933
P Porches, Patios, Decks	BPAT Brick/flagstone pati	300	6,841

Total additions 121,387

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05	2020	B	47,771	50	23,900
RS1 Frame Utility Shed	12	14	168	30.00	2021	C	5,040	50	2,500
Value at 70%		18,480		Value at 100%		26,400			

