

Property at 00025 QUAIL RIDGE DRIVE

24

Prop ID 4990025

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Administrative Information

Owner name: GRAY WILLIAM FRANCIS &
 Second name: GRAY JENNA PIETRICK
 Address: 25 QUAIL RIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4990025 Neigh.: Zone: R40 Vol: 759 Page: 707

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	467,980

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 17-May-2021
 Sale price: 795,000
 Sale valid:

Values

Mkt value :
 Cost value: 868,543

Summary

Total assessments	607,980
Total exemptions	
Net assessment	607,980

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0925
 Mkt/sale :
 Assmt/sale: .7648

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

		Area	
Dwelling	Frame 2 story w/bsmt	1,712	403,340
Basement	Full		
Heating	Yes A/C Yes		11,520
Plumbing	3 F/B 2 H/B 4 Add'l fix. 1 Wh/p Saunas		21,500
Attic	Fully Finished Attic size: 288		13,948
Additions			136,535
Other Features	WB Stks RR		27,910

Sub-Total		614,753
Grade A-	Factor 1.4500	891,392
CDU	C&D Factor 1.00	891,392
Depreciation	25 %	668,544
	Computed cost value @ 70%	467,981

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	903	40,456
G Garages	FSF Full-story fin o/gar	864	57,874
L Living Area	AIR Air conditioning	864	2,627
P Porches, Patios, Decks	DECK Wood deck	285	7,550
L Living Area	BSMT Basement addition	190	3,501
L Living Area	FRFF Frame first floor	190	21,751
L Living Area	AIR Air conditioning	190	578
L Living Area	OVER Frame Overhang	24	2,198

Total additions 136,535

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	10
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	01	Fully Finished	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	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	575
Interior Cond	05	Good	Living area	4,790
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 2001				

