

Property at 00028 QUAIL RIDGE DRIVE

6

Prop ID 4990028

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Administrative Information

Owner name: MADSEN STEVEN & ELISABETH
 Second name:
 Address: 28 QUAIL RIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4990028 Neigh.: Zone: R40 Vol: 816 Page: 707

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	498,700
Resident Outbldg	2.00	40,880

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 21-Jul-2026
 Sale price: 1,535,000
 Sale valid:

Values

Mkt value :
 Cost value: 970,829

Summary

Total assessments	679,580
Total exemptions	
Net assessment	679,580

Utilities

Utility	Amount
Water Connecticut	
Sewer Public sewer	
Gas CNG	

Sales ratios

Cost/sale : .6325
 Mkt/sale :
 Assmt/sale: .4427

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		
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	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				1,593	380,100
Heating	Yes	A/C	Yes			10,870
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas	25,500
Attic	None	Attic size:				
Additions						156,516
Other Features		WB Stks	RR			39,858
Sub-Total						612,844
Grade	A	Factor	1.5500			949,908
CDU		C&D Factor	1.00			949,908
Depreciation			25 %			712,431
			Computed cost value @ 70%			498,702

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	824	36,917
G Garages	FSF Full-story fin o/gar	672	45,013
L Living Area	AIR Air conditioning	672	2,043
L Living Area	BSMT Basement addition	384	7,076
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	384	1,167
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021
P Porches, Patios, Decks	DECK Wood deck	616	16,318

Total additions 156,516

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2020	A	111,036	50	55,500
RS1 Frame Utility Shed	12	16	192	30.00	2020	C	5,760	50	2,900
Value at 70%		40,880		Value at 100%				58,400	

