

Property at 00045 QUAIL RIDGE DRIVE

26

Prop ID 4990045

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Administrative Information

Owner name: HERBERTH ZSOLT &
 Second name: RAMOS-HERBERTH FRANCES I
 Address: 45 QUAIL RIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 4990045 Neigh.: Zone: R40 Vol: 791 Page: 840

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	460,430

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 27-Feb-2024
 Sale price: 920,000
 Sale valid:

Values

Mkt value :
 Cost value: 857,757

Summary

Total assessments	600,430
Total exemptions	
Net assessment	600,430

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9323
 Mkt/sale :
 Assmt/sale: .6526

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	1,511	364,090
Basement	Full		
Heating	Yes A/C Yes		10,420
Plumbing	4 F/B 1 H/B 3 Add'l fix. 1 Wh/p	Saunas	22,500
Attic	None Attic size:		
Additions			124,458
Other Features	WB Stks RR		44,342
Sub-Total			565,810
Grade	A Factor 1.5500		877,006
CDU	C&D Factor 1.00		877,006
Depreciation	25 %		657,755
	Computed cost value @ 70%		460,429

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	772	34,587
G Garages	FSF Full-story fin o/gar	448	30,009
L Living Area	AIR Air conditioning	448	1,362
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
L Living Area	OVER Frame Overhang	15	1,374
P Porches, Patios, Decks	DECK Wood deck	350	9,272

Total additions 124,458

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 9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 1,500
Grade	50	A	Whirlpools 1 Living area 3,837
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2002

