

Property at 00020 SOUTHGATE

Prop ID 5390020

Printed 08-Feb-2024 9:03 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEIDAL KERRY C & ERIK A
 Second name:
 Address: 20 SOUTHGATE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 03 079
 Lot: 5390020 Neigh.: Zone: R40 Vol: 698 Page: 1168

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	453,340

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jul-2016
 Sale price: 605,000
 Sale valid:

Values

Mkt value :
 Cost value: 838,043

Summary

Total assessments	586,630
Total exemptions	
Net assessment	586,630

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3852
 Mkt/sale :
 Assmt/sale: .9696

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	2.055	7,500	15,413			15,413	10,789
Residual		89,516						

2.975 acres

Total land value

190,413

133,289

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	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	1
Grade	50	A	Addn'l fixtures	1
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2003	

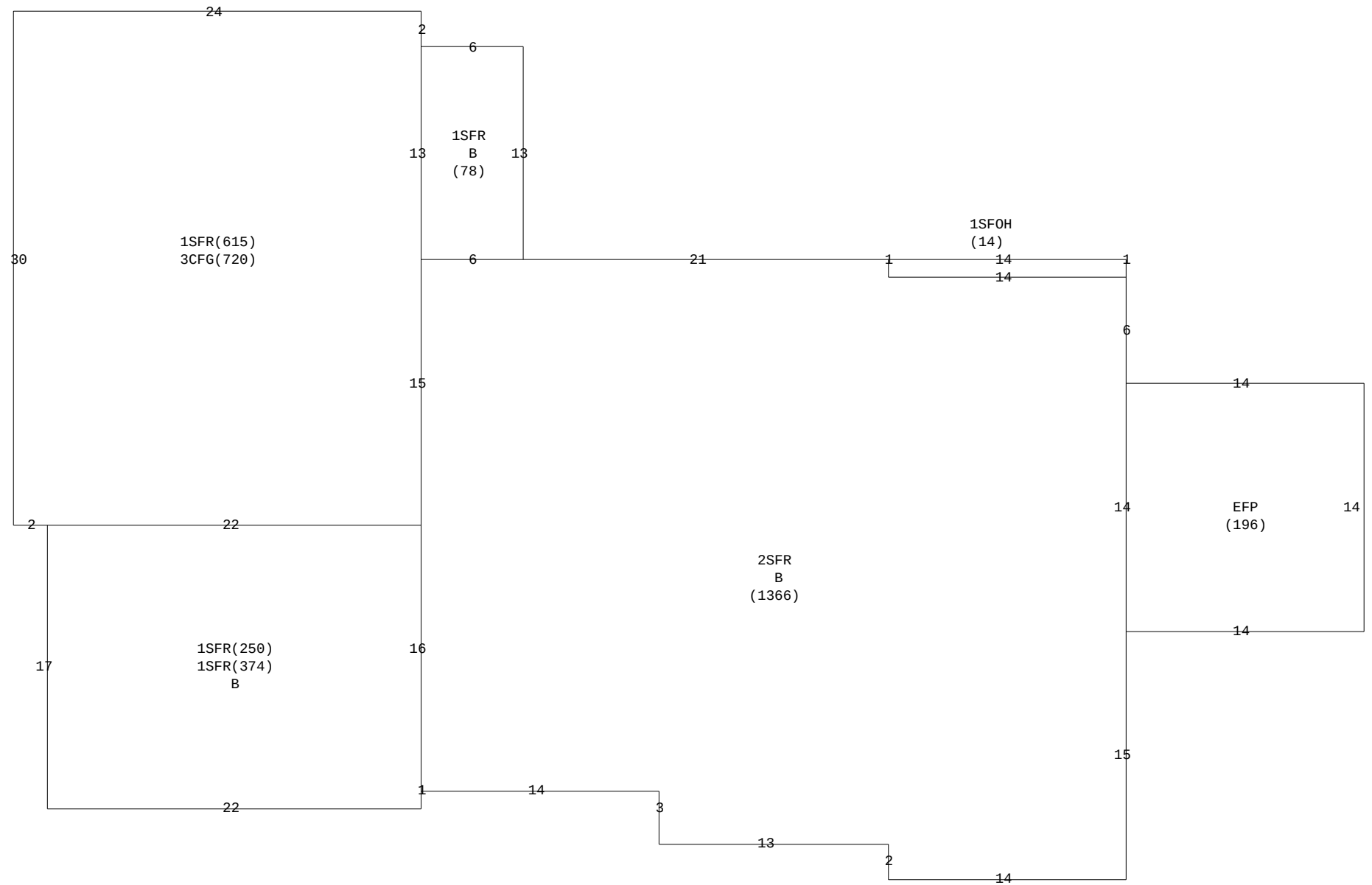
Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,366	335,770
Basement	Full				
Heating	Yes	A/C Yes			9,620
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	16,500
Attic	None	Attic size:			
Additions					178,437
Other Features		WB Stks	RR		16,774
Sub-Total					557,101
Grade	A	Factor 1.5500			863,507
CDU		C&D Factor 1.00			863,507
Depreciation		25 %			647,630
Computed cost value @ 70%					453,341

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	720	32,257
G Garages	FSF Full-story fin o/gar	615	41,195
L Living Area	AIR Air conditioning	615	1,870
L Living Area	BSMT Basement addition	374	6,892
L Living Area	FRFF Frame first floor	374	42,816
L Living Area	FRUF Frame upper full	250	20,933
L Living Area	AIR Air conditioning	374	1,137
L Living Area	AIR Air conditioning	250	760
L Living Area	OVER Frame Overhang	14	1,282
P Porches, Patios, Decks	FEFF Frame enclosed first	196	18,691
L Living Area	BSMT Basement addition	78	1,437
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	AIR Air conditioning	78	237

Total additions 178,437



.027 ACS ADDED V 485 P 1175 11-14-03 (FROM 26 SOUTHGATE)
1.839 ACS ADDED V 533 P 8 11-14-05 (FROM 425 LOVELY ST) \$10,000

.08 ACS WILCOXSON TO SALMON BROOK V 533 P 87 11-14-05 \$10,000
.06 ACS CONVEYED TO SALMON BROOK DEV V 607 P 206 6/8/10