

Property at 00032 CAMBRIDGE CROSSING

Prop ID 6010032

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Administrative Information

Owner name: LEDFORD ALANA SUZANNE AND
Second name: LEDFORD MATTHEW LARS TRS
Address: 32 CAMBRIDGE CROSSING
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 6010032 Neigh.: Zone: R40 Vol: 703 Page: 1219

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	492,850

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Mar-2016
Sale price: 740,000
Sale valid:

Values

Mkt value :
Cost value: 879,071

Summary

Total assessments	615,350
Total exemptions	
Net assessment	615,350

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1879
Mkt/sale :
Assmt/sale: .8316

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						

.920 acres Total land value 175,000 122,500

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	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
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	5
Air Condition	01	Central Air	Rec Room Size	784
Interior Cond	05	Good	Living area	4,416
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 2003	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,803	421,110
Basement	Full			
Heating	Yes	A/C Yes		12,020
Plumbing	4 F/B	2 H/B 5 Add'l fix.	1 Wh/p	27,000
Attic	None	Attic size:		
Additions				109,876
Other Features	WB Stks	RR		35,647

Sub-Total			605,653
Grade	A	Factor 1.5500	938,762
CDU		C&D Factor 1.00	938,762
Depreciation		25 %	704,072
		Computed cost value @ 70%	492,850

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	630	42,200
L Living Area	AIR Air conditioning	630	1,915
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	BSMT Basement addition	180	3,317
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	AIR Air conditioning	180	547

Total additions 109,876

