

Property at 00006 SADDLE RIDGE DRIVE

Prop ID 6210006

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## Administrative Information

Owner name: CARSELLO CARRIE & JEFFREY J  
 Second name:  
 Address: 6 SADDLE RIDGE DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 011 Clerk map:  
 Lot: 6210006 Neigh.: Zone: R40 Vol: 724 Page: 1145

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Excess   | .07  | 370     |
| Resident Dwelling | 1.00 | 890,840 |
| Resident Outbldg  | 1.00 | 16,730  |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 11-Dec-2018  
 Sale price: 893,600  
 Sale valid: 25

## Values

Mkt value :  
 Cost value: 1,497,057

## Summary

|                   |           |
|-------------------|-----------|
| Total assessments | 1,047,940 |
| Total exemptions  |           |
| Net assessment    | 1,047,940 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.6753  
 Mkt/sale :  
 Assmt/sale: 1.1727

## 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     |         |         |      |      |         |           |
| RES          | 12  | .070       | 7,500   | 525     |      |      | 525     | 368       |
| Residual     |     | 3,049      |         |         |      |      |         |           |

.990 acres

Total land value

200,525

140,368

## 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      | 01   | Gable            |                         |    |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 13 |
| Interior Walls | 02   | Drywall          | Garage cars             | 4  |
| Floors         | 07   | Hardwood/Carpeti | Bedrooms                | 6  |
| Heating System | 07   | Hydro Air        | Family Rooms            | 1  |
| Fuel           | 02   | Natural Gas      | Full Baths              | 6  |
| Attic          | 01   | Fully Finished   | Half Baths              | 2  |
| Grade          | 57   | AA-              | Addtn'l fixtures        | 3  |
| Garage         | 24   | Attached 4 car   | Whirlpools              | 1  |
| Area Over Gar. | 01   | Fully Finished   | Saunas                  |    |
| Basement       | 01   | Full             | # Living Units          | 1  |
| Bsmt Fin Qual  | 01   | Unfinished       | M/F stacks              |    |
| Air Condition  | 01   | Central Air      | W/B stacks              | 3  |
| Interior Cond  | 05   | Good             | W/B openings            | 4  |
| Exterior Cond  | 05   | Good             | Actual Year Built: 2009 |    |

## Building Valuation Summary

|                |                    | Area               |                      |
|----------------|--------------------|--------------------|----------------------|
| Dwelling       | Frame              | 2 story w/bsmt     | 3,155 685,150        |
| Basement       | Full               |                    |                      |
| Heating        | Yes                | A/C Yes            | 19,470               |
| Plumbing       | 6 F/B              | 2 H/B 3 Add'l fix. | 1 Wh/p Saunas 36,000 |
| Attic          | Fully Finished     | Attic size: 624    | 20,965               |
| Additions      |                    |                    | 111,985              |
| Other Features | Mason Trim WB Stks |                    | 35,454               |

|              |                           |                         |
|--------------|---------------------------|-------------------------|
| Sub-Total    |                           | 909,024                 |
| Grade        | AA-                       | Factor 1.7500 1,590,792 |
| CDU          | C&D Factor 1.00           | 1,590,792               |
| Depreciation | 20 %                      | 1,272,634               |
|              | Computed cost value @ 70% | 890,844                 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 912  | 40,859 |
| G Garages                | FSF Full-story fin o/gar  | 828  | 55,463 |
| L Living Area            | AIR Air conditioning      | 828  | 2,517  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 96   | 5,849  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 320  | 7,297  |

Total additions 111,985

## Outbuilding Information

| Description              | Wid | Len | Area | Rate  | Year | Cnd | RCN    | Depr | Value  |
|--------------------------|-----|-----|------|-------|------|-----|--------|------|--------|
| RP1 Pool w/ Plastic Linr | 16  | 32  | 512  | 74.05 | 2022 | B   | 47,771 | 50   | 23,900 |

Value at 70% 16,730

Value at 100% 23,900

