

Property at 00011 SADDLE RIDGE DRIVE

Prop ID 6210011

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Administrative Information

Owner name: SDD PROPERTIES LLC
 Second name:
 Address: 11 SADDLE RIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 6210011 Neigh.: Zone: R40 Vol: 693 Page: 1012

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-Mar-2012
Resident Land	.92	140,000				Sale price: 320,000
Resident Excess	.09	470				Sale valid:
Resident Dwelling	1.00	951,630				Values
Resident Outbldg	2.00	54,810				Mkt value :
						Cost value: 1,638,443
Summary			Utilities		Sales ratios	
Total assessments	1,146,910		Water	Connecticut	Cost/sale :	5.1201
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	1,146,910		Gas	CNG	Assmt/sale:	3.5841

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	.090	7,500	675			675	473
Residual	3,920							
1.010 acres		Total land value		200,675			140,473	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	4
Floors	01	Hardwood	Bedrooms	5
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	6
Garage	24	Attached 4 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	4
Exterior Cond	05	Good	Actual Year Built: 2013	

Building Valuation Summary

						Area	
Dwelling	Masonry	2 story w/bsmt				2,764	638,490
Basement	Full with walk						
Heating	Yes	A/C Yes					17,320
Plumbing	6 F/B	2 H/B	6 Add'l fix.	Wh/p	Saunas		35,000
Attic	Fully Finished		Attic size: 448				17,290
Additions							159,273
Other Features		WB Stks	M Stks	RR			46,561
Sub-Total							913,934
Grade	AA-	Factor 1.7500					1,599,385
CDU		C&D Factor 1.00					1,599,385
Depreciation		15 %					1,359,477
Computed cost value @ 70%							951,634

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,190	53,314
G Garages	FSF Full-story fin o/gar	700	46,889
L Living Area	AIR Air conditioning	700	2,128
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	BSMT Basement addition	88	1,622
L Living Area	MAFF Masonry first floor	88	10,443
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
L Living Area	BSMT Basement addition	52	958
L Living Area	MAFF Masonry first floor	52	6,171
L Living Area	AIR Air conditioning	52	158
L Living Area	FRFF Frame first floor	48	5,495
P Porches, Patios, Decks	BPAT Brick/flagstone pati	996	22,713
Total additions			159,273

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2013	B	90,262	50	45,100
RPH Res. Pool House	16	26	416	126.5	2013	B	66,332	50	33,200
Value at 70%		54,810	Value at 100%		78,300				

