

Property at 00007 TERRYS RIDGE

Prop ID 6360007

Printed 08-Feb-2024 10:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HUGUENEL COLIN J & BRIANA J
 Second name:
 Address: 7 TERRYS RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 6360007 Neigh.: Zone: R40 Vol: 695 Page: 1165

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.01	50
Resident Dwelling	1.00	735,920
Resident Outbldg	2.00	34,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Mar-2016
 Sale price: 945,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,300,986

Summary

Total assessments	910,690
Total exemptions	
Net assessment	910,690

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3767
 Mkt/sale :
 Assmt/sale: .9637

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	.010	7,500	75			75	53
Residual		436						
				.930 acres	Total land value		200,075	140,053

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,258	509,970
Basement	Full with walk			
Heating	Yes	A/C Yes		14,530
Plumbing	4 F/B	2 H/B	5 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				103,783
Other Features	Mason Trim	WB Stks	RR	51,487
Sub-Total				706,770
Grade	AA-	Factor 1.7500		1,236,848
CDU		C&D Factor 1.00		1,236,848
Depreciation		15 %		1,051,321
Computed cost value @ 70%				735,925

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	918	41,128
G Garages	FSF Full-story fin o/gar	184	12,325
L Living Area	AIR Air conditioning	184	559
P Porches, Patios, Decks	BPAT Brick/flagstone pati	483	11,014
L Living Area	BSMT Basement addition	252	4,644
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	AIR Air conditioning	252	766
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	18	2,061
Total additions			103,783

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type		Unknown		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	57	AA-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	320
Area Over Gar.	99	None	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Living area	4,970
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	4
Actual Year Built: 2010				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	2023	B	90,262	50	45,100
RS1 Frame Utility Shed	12	20	240	30.00	2023	B	9,072	50	4,500
Value at 70%		34,720		Value at 100%		49,600			

