

Property at 00015 TERRYS RIDGE

Prop ID 6360015

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Administrative Information

Owner name: VARGHESE MANOJ AND
 Second name: MANOJ ANU
 Address: 15 TERRYS RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 6360015 Neigh.: Zone: R40 Vol: 676 Page: 748

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.08	420
Resident Dwelling	1.00	530,530

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Jul-2014
 Sale price: 857,351
 Sale valid:

Values

Mkt value :
 Cost value: 958,500

Summary

Total assessments	670,950
Total exemptions	
Net assessment	670,950

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1180
 Mkt/sale :
 Assmt/sale: .7826

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

200,600

140,420

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	47	A-	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	250
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,500
Interior Cond	05	Good	Living area	4,183
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2014				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,580	377,560
Basement	Full				
Heating	Yes	A/C Yes			10,800
Plumbing	5 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		25,500
Additions					156,245
Other Features	Mason Trim	M Stks RR			44,827
Sub-Total					614,932
Grade	A-	Factor 1.4500			891,651
CDU		C&D Factor 1.00			891,651
Depreciation		15 %			757,903
Computed cost value @ 70%					530,532

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	766	34,318
G Garages	FSF Full-story fin o/gar	534	35,769
L Living Area	AIR Air conditioning	534	1,623
P Porches, Patios, Decks	FOFF Frame open first flo	102	6,214
L Living Area	BSMT Basement addition	392	7,224
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	AIR Air conditioning	392	1,192
L Living Area	BSMT Basement addition	97	1,788
L Living Area	FRFF Frame first floor	97	11,105
L Living Area	AIR Air conditioning	97	295
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
P Porches, Patios, Decks	DECK Wood deck	323	8,556

Total additions 156,245

