

Property at 00021 TERRYS RIDGE

Prop ID 6360021

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Administrative Information

Owner name: WANG YANG & LIU HONG
Second name:
Address: 21 TERRYS RIDGE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 6360021 Neigh.: Zone: R40 Vol: 651 Page: 193

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.31	1,630
Resident Dwelling	1.00	646,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Nov-2012
Sale price: 883,945
Sale valid:

Values

Mkt value :
Cost value: 1,125,457

Summary

Total assessments	787,820
Total exemptions	
Net assessment	787,820

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2732
Mkt/sale :
Assmt/sale: .8913

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	.310	7,500	2,325			2,325	1,628
Residual	13,504							

1.230 acres

Total land value

202,325

141,628

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			2,634	583,400
Basement	Full with walk					
Heating	Yes	A/C Yes				16,600
Plumbing	4 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas	20,000
Attic	None			Attic size:		
Additions						115,827
Other Features	Mason Trim		M Stks			13,163

Sub-Total						748,990
Grade	A-		Factor 1.4500			1,086,036
CDU			C&D Factor 1.00			1,086,036
Depreciation			15 %			923,131
			Computed cost value @ 70%			646,192

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
L Living Area	AIR Air conditioning	360	1,094
G Garages	FRL Attached frame GT 65	726	32,526
G Garages	FSF Full-story fin o/gar	297	19,894
L Living Area	AIR Air conditioning	297	903
P Porches, Patios, Decks	DECK Wood deck	512	13,563

Total additions 115,827

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
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	4
Garage	23	Attached 3 car	Masonry trim sf	600
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	99	None	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	5,925
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2012	

