

Property at 00022 TERRYS RIDGE

Prop ID 6360022

Printed 08-Feb-2024 10:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PIZZI MATTHEW J & KATHRYN J
 Second name:
 Address: 22 TERRYS RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 6360022 Neigh.: Zone: R40 Vol: 735 Page: 021

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Dec-2019
Resident Land	.92	140,000				Sale price: 815,000
Resident Excess	.20	1,050				Sale valid:
Resident Dwelling	1.00	550,410				Values
Resident Outbldg	1.00	26,110				Mkt value :
						Cost value: 1,025,100
Summary			Utilities		Sales ratios	
Total assessments	717,570		Water	Connecticut	Cost/sale :	1.2578
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	717,570		Gas	CNG	Assmt/sale:	.8805

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	.200	7,500	1,500			1,500	1,050
Residual		8,712						
1.120 acres		Total land value		201,500			141,050	

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	550
Area Over Gar.	01	Fully Finished	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	950
Interior Cond	06	Very Good	Living area	4,492
Exterior Cond	06	Very Good	Whirlpools	
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2009	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,778	416,230
Basement	Full				
Heating	Yes	A/C Yes			11,890
Plumbing	4 F/B	3 H/B	5 Add'l fix.	Wh/p	28,000
Attic	None		Attic size:		
Additions					135,624
Other Features	Mason Trim	WB Stks	RR		42,374
Sub-Total					634,118
Grade	A	Factor 1.5500			982,883
CDU		C&D Factor 1.00			982,883
Depreciation		20 %			786,306
Computed cost value @ 70%					550,414

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	862	38,619
G Garages	FSF Full-story fin o/gar	530	35,502
L Living Area	AIR Air conditioning	530	1,611
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742
L Living Area	BSMT Basement addition	238	4,386
L Living Area	FRFF Frame first floor	238	27,246
L Living Area	AIR Air conditioning	238	724
L Living Area	FRUF Frame upper full	168	14,067
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	BPAT Brick/flagstone pati	448	10,216

Total additions 135,624

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	15	45	675	110.5	2013	C	74,621	50	37,300
Value at 70%		26,110	Value at 100%		37,300				

