

Property at 00054 HIGH GATE DRIVE

Prop ID 2680054

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Administrative Information

Owner name: CLARK GEORGE B III  
 Second name:  
 Address: 54 HIGH GATE DRIVE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:  
 Lot: 2680054 Neigh.: Zone: R40 Vol: 604 Page: 1239

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 16-Apr-2010	
Resident Land	.92	122,500			Sale price: 475,000	
Resident Dwelling	1.00	179,210			Sale valid:	
Resident Excess	.12	630			Values	
					Mkt value :	
					Cost value: 431,910	
Summary			Utilities		Sales ratios	
Total assessments		302,340	Water	Avon	Cost/sale :	.9093
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		302,340	Gas	CNG	Assmt/sale:	.6365

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site		40,075					
RES	12	.120	7,500	900		900	630
Residual		5,227					
		1.040 acres		Total land value		175,900	123,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	12	Contemporary Cap		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	2
Attic	04	Fully finished w	Half Baths	1
Grade	40	B	Addtn'l fixtures	4
Garage	12	Basement 2 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	3,168
Bsmt Fin Qual	01	Unfinished	M/F stacks	1
Air Condition	02	Partial Central	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

	Area	
Dwelling	Frame	1 story w/bsmt 1,568 179,810
Basement	Full with walk	
Heating	Yes	A/C Yes 5,450
Plumbing	2 F/B 1 H/B 4 Add'l fix.	1 Wh/p Saunas 10,500
Attic	Fully finished w/WH	Attic size: 1,568 36,326
Additions		72,500
Other Features	M Stks Unfin	3,500 8,000
Sub-Total		312,586
Grade	B	Factor 1.2600 393,860
CDU		C&D Factor 1.00 393,860
Depreciation		35 % 256,010
		Computed cost value @ 70% 179,210

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	192	2,500
L Living Area	FRFF Frame first floor	192	15,500
L Living Area	AIR Air conditioning	192	400
P Porches, Patios, Decks	FOFF Frame open first flo	80	3,400
L Living Area	FRFF Frame first floor	192	15,500
L Living Area	BSMT Basement addition	192	2,500
L Living Area	AIR Air conditioning	192	400
L Living Area	FRFF Frame first floor	132	10,700
L Living Area	BSMT Basement addition	132	1,700
L Living Area	AIR Air conditioning	132	300
P Porches, Patios, Decks	DECK Wood deck	312	5,800
L Living Area	FRFF Frame first floor	144	11,600
L Living Area	BSMT Basement addition	144	1,900
L Living Area	AIR Air conditioning	144	300
Total additions			72,500

