

Property at 00001 MOUNTAIN LEDGE ROAD

Prop ID 3240001

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Administrative Information

Owner name: WILLAUER ANDREW M JR
 Second name:
 Address: 1 MOUNTAIN LEDGE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3240001 Neigh.: SL Zone: R15 Vol: 591 Page: 1067

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 22-Jun-2009
Resident Land	.34	56,000			Sale price: 319,000
Resident Dwelling	1.00	154,900			Sale valid:
Resident Outbldg	2.00	4,430			Values
Resident Excess	.11	580			Mkt value :
					Cost value: 308,440
Summary		Utilities		Sales ratios	
Total assessments		215,910	Water Well		Cost/sale : .9669
Total exemptions			Sewer Public sewer		Mkt/sale :
Net assessment		215,910	Gas		Assmt/sale: .6768

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	80,000	80,000		80,000	56,000
Primary Site		14,810					
RES	12	.110	7,500	825		825	580
Residual		4,792					
		.450 acres		Total land value		80,825	56,580

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpeti	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Dormer linear f	
Attic	99	None	Full Baths	3
Grade	33	C+	Half Baths	
Garage	32	Detached 2 car	Addn'l fixtures	1
Area Over Gar.	04	Loft	Whirlpools	
Basement	99	None	Saunas	
Bsmt Fin Qual	99	None	# Living Units	
Air Condition	99	None	M/F stacks	
Interior Cond	05	Good	W/B stacks	1
Exterior Cond	05	Good	W/B openings	1
Actual Year Built: 1992				

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	736	160,120	
Basement	None			-11,930	
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	7,700
Attic	None	Attic size:			
Additions					112,300
Other Features		WB Stks	Unfin 3,500		5,000
Sub-Total					273,190
Grade	C+	Factor 1.0800			295,050
CDU		C&D Factor 1.00			295,050
Depreciation		25 %			221,290
Computed cost value @ 70%					154,900

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	184	12,400
L Living Area	FRFF Frame first floor	624	50,400
L Living Area	FRUF Frame upper full	624	36,900
L Living Area	BSMT Basement addition	624	8,100
P Porches, Patios, Decks	DECK Wood deck	240	4,500
Total additions			112,300

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	20	360	33.08		D	9,289	50	4,640
Block Detach Garage									
RS1 Frame	12	18	216	20.00		D	3,370	50	1,690
Utility Shed									
Value at 70%			4,430	Value at 100%			6,330		

