

Property at 00001 MOUNTAIN LEDGE ROAD

Prop ID 3240001

Printed 20-Feb-2010 3:27 AM Design and Layout (C) Right/Angles

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	175,550			Sale valid:
Resident Outbldg	2.00	4,430			Values
Resident Excess	.11	580			Mkt value :
					Cost value: 337,940
Summary		Utilities		Sales ratios	
Total assessments		236,560	Water Well		Cost/sale : 1.0594
Total exemptions			Sewer Public sewer		Mkt/sale :
Net assessment		236,560	Gas None		Assmt/sale: .7416

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	80,000			80,000	56,000
Primary Site		14,810					
RES	12	.110	7,500			825	580
Residual		4,792					
.4500 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	Full Baths	3
Attic	99	None	Half Baths	
Grade	33	C+	Addtn'l fixtures	1
Garage	32	Detached 2 car	Whirlpools	
Area Over Gar.	04	Loft	Saunas	
Basement	99	None	# Living Units	
Bsmt Fin Qual	99	None	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	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		15 %		250,790	
Computed cost value @ 70%				175,550	

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

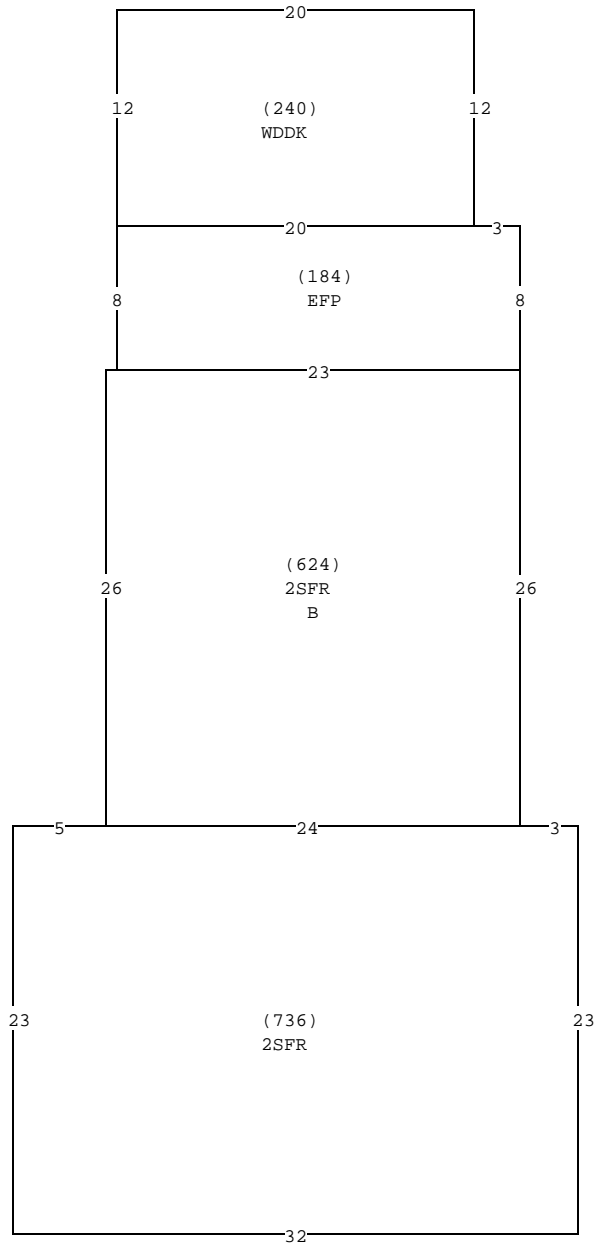
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	20	360	33.08		D	9,289	50	4,640
Block Detach Garage									
RS1 Frame	12	18	216	20.00		D	3,370	50	1,690
Utility Shed									
Value at 70%			4,430	Value at 100%			6,330		

Property at 00001 MOUNTAIN LEDGE ROAD

Prop ID 3240001

Printed 20-Feb-2010 3:27 AM

Design and Layout (C) Right/Angles



Notes: NAME CHANGE FROM GUZZO TO PETERS V 477 P 1182 8-27-03