

Property at 00022 RIDGEWOOD ROAD

Prop ID 3730022

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Administrative Information

Owner name: MITCHELL PATRICIA C
 Second name:
 Address: 22 RIDGEWOOD ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 3730022 Neigh.: Zone: R40 Vol: 340 Page: 577

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	16-Jun-1989
Resident Land	.92	87,500			Sale price:	285,000
Resident Dwelling	1.00	131,470			Sale valid:	
Resident Excess	.12	630			Values	
					Mkt value :	
					Cost value:	313,710
Summary			Utilities		Sales ratios	
Total assessments		219,600	Water	Avon	Cost/sale :	1.1007
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		219,600	Gas		Assmt/sale:	.7705

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	.120	7,500	900		900	630
Residual		5,227					
1.040 acres				Total land value		125,900	88,130

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	2
Bsmt Fin Qual	01	Unfinished	Rec Room Size	
Air Condition	99	None	Living area	2,456
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1974				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	864
Basement	Full with walk		176,540
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p Saunas
Attic	None		4,600
Attic size:			
Additions			74,400
Other Features	WB Stks	Unfin	3,500
			12,000
Sub-Total			267,540
Grade	C+	Factor 1.0800	288,940
CDU	C&D Factor 1.00		288,940
Depreciation	35 %		187,810
Computed cost value @ 70%			131,470

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	378	6,100
L Living Area	FRFF Frame first floor	528	42,600
L Living Area	BSMT Basement addition	528	6,900
L Living Area	FRFF Frame first floor	200	16,200
L Living Area	BSMT Basement addition	200	2,600
Total additions			74,400

