

Property at 00035 HIGH GATE DRIVE

Prop ID 2680035

Printed 14-Feb-2019 5:51 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	REGNAULT PERRIN AND MARINE
Second name:	
Address:	35 HIGH GATE DRIVE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,426	261,060
Basement	Full				
Heating	Yes	A/C Yes			7,910
Plumbing	2 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	10,000
Attic	None		Attic size:		
Additions					57,294
Other Features	WB Stks	RR			18,156
Sub-Total					354,420
Grade	B+	Factor 1.3500			478,467
CDU		C&D Factor 1.00			478,467
Depreciation		35 %			311,004
Computed cost value @ 70%					217,703

Location Information					
Map: 012	Clerk map:				
Lot: 2680035	Neigh.:	Zone: R40	Vol: 720 Page: 53		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 21-Jun-2018
Resident Land	.92	105,000			Sale price: 425,000
Resident Dwelling	1.00	217,700			Sale valid:
Resident Excess	.27	1,420			Values
			Mkt value :		
			Cost value: 463,029		
Summary		Utilities		Sales ratios	
Total assessments	324,120	Water	Avon	Cost/sale :	1.0895
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	324,120	Gas	CNG	Assmt/sale:	.7626

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	918	30,465
L Living Area	OVER Frame Overhang	30	2,035
P Porches, Patios, Decks	DECK Wood deck	480	9,419
L Living Area	FRFF Frame first floor	152	12,890
L Living Area	BSMT Basement addition	152	2,075
L Living Area	AIR Air conditioning	152	342
L Living Area	AIR Air conditioning	30	68
Total additions			57,294

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.270	7,500	2,025		2,025	1,418
Residual		11,761					
		1.190 acres		Total land value		152,025	106,418

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Living area	3,034
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1985				

