

Property at 00046 MEADOW RIDGE

Prop ID 3120046

Printed 14-Feb-2019 8:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GU YI & LIN RUONAN  
 Second name:  
 Address: 46 MEADOW RIDGE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:  
 Lot: 3120046 Neigh.: Zone: R30 Vol: 718 Page: 729

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 07-May-2018
Resident Land	.69	105,000			Sale price: 632,000
Resident Excess	.38	2,000			Sale valid:
Resident Dwelling	1.00	340,380			Values
					Mkt value :
					Cost value: 639,114
Summary		Utilities		Sales ratios	
Total assessments		447,380	Water	Avon	Cost/sale : 1.0113
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment		447,380	Gas	None	Assmt/sale: .7079

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	150,000	150,000		150,000	105,000
Primary Site		30,056					
RES	12	.380	7,500	2,850		2,850	1,995
Residual		16,553					
				1.070 acres	Total land value	152,850	106,995

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,819	313,990
Basement	Full with walk		
Heating	Yes A/C Yes		9,520
Plumbing	4 F/B 2 H/B 2 Add'l fix. 1 Wh/p Saunas		19,100
Attic	None Attic size:		
Additions			102,397
Other Features	WB Stks		34,066
Sub-Total			479,073
Grade	A-	Factor 1.4500	694,656
CDU		C&D Factor 1.00	694,656
Depreciation		30 %	486,259
Computed cost value @ 70%			340,381

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	378	32,055
L Living Area	BSMT Basement addition	378	5,160
L Living Area	AIR Air conditioning	378	851
P Porches, Patios, Decks	DECK Wood deck	348	6,828
L Living Area	BSMT Basement addition	84	1,147
P Porches, Patios, Decks	FOFF Frame open first flo	100	4,513
L Living Area	FRUF Frame upper full	240	14,885
G Garages	FRL Attached frame GT 65	877	29,105
L Living Area	AIR Air conditioning	324	730
L Living Area	FRFF Frame first floor	84	7,123
Total additions			102,397

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	03	Partial	Saunas	4,340
Basement	04	Full with walk-o	# Living Units	
Bsmt Fin Qual	04	Living Area w/o	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	4
Exterior Cond	05	Good	Actual Year Built: 1992	

