

Property at 00021 NEWCASTLE DRIVE

Prop ID 4840021

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Administrative Information

Owner name: KAUR SUNPREET &
 Second name: RANADE AJAY N
 Address: 21 NEWCASTLE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 004 Clerk map:
 Lot: 4840021 Neigh.: Zone: R40 Vol: 785 Page: 03

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Jun-2023
Resident Land	.92	140,000				Sale price: 783,600
Resident Dwelling	1.00	407,840				Sale valid:
					Values	
Resident Excess	.06	330				Mkt value :
					Cost value: 783,100	
Summary			Utilities		Sales ratios	
Total assessments		548,170	Water	Connecticut	Cost/sale :	.9994
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		548,170	Gas	CNG	Assmt/sale:	.6996

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.062	7,500	465			465	326
Residual		2,701						
							.982 acres Total land value 200,465 140,326	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,074
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,856
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1995	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,486	359,210
Basement	Full				
Heating	Yes	A/C Yes			10,280
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Additions					137,609
Other Features		WB Stks	RR		40,416
Sub-Total					574,015
Grade	A-	Factor 1.4500			832,322
CDU		C&D Factor 1.00			832,322
Depreciation		30 %			582,625
Computed cost value @ 70%					407,838

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	860	38,530
G Garages	FSF Full-story fin o/gar	392	26,258
L Living Area	AIR Air conditioning	392	1,192
L Living Area	BSMT Basement addition	450	8,293
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	AIR Air conditioning	450	1,368
L Living Area	BSMT Basement addition	42	774
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	DECK Wood deck	179	4,742

Total additions 137,609

