

Property at 00054 ZACHARY DRIVE

Prop ID 5050054

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Administrative Information

Owner name: NAMBIAR ARAVIND K &  
 Second name: KRISHNAN LAKSHMI  
 Address: 54 ZACHARY DRIVE  
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:  
 Lot: 5050054 Neigh.: Zone: R30 Vol: 775 Page: 956

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	06-Jun-2022
Resident Land	.69	140,000			Sale price:	950,000
Resident Dwelling	1.00	445,010			Sale valid:	
Resident Outbldg	1.00	1,680			Values	
Resident Excess	1.14	6,000			Mkt value :	
					Cost value:	846,700
Summary			Utilities		Sales ratios	
Total assessments		592,690	Water	Connecticut	Cost/sale :	.8913
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		592,690	Gas	None	Assmt/sale:	.6239

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	200,000	200,000		200,000	140,000
Primary Site		30,056					
RES	12	1.142	7,500	8,565		8,565	5,996
Residual		49,746					
1.832 acres				Total land value		208,565	145,996

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	4
Garage	23	Attached 3 car	Rec Room Size	585
Area Over Gar.	01	Fully Finished	Whirlpools	1
Basement	01	Full	Saunas	
Bsmt Fin Qual	03	Rec Room W/ Air	# Living Units	
Air Condition	01	Central Air	M/F stacks	
Interior Cond	05	Good	W/B stacks	2
Exterior Cond	05	Good	W/B openings	2
Actual Year Built: 1999				

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	2,044	468,180	
Basement	Full				
Heating	Yes	A/C Yes		13,350	
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None				21,500
Additions					95,149
Other Features		WB Stks	RR		28,160
Sub-Total					626,339
Grade	A-	Factor	1.4500		908,192
CDU		C&D Factor	1.00		908,192
Depreciation			30 %		635,734
Computed cost value @ 70%					445,014

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	892	39,963
G Garages	FSF Full-story fin o/gar	486	32,554
L Living Area	AIR Air conditioning	486	1,477
P Porches, Patios, Decks	DECK Wood deck	428	11,338
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	AIR Air conditioning	68	207
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
Total additions			95,149

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2006	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680	Value at 100%			2,400		

