

Property at 00015 CHURCHILL PLACE

Prop ID 6250015

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Administrative Information

Owner name: KOWSALYA ANOOP RADHAKRISHNAN
 Second name: SUKUMARAN NEENU
 Address: 15 CHURCHILL PLACE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 6250015 Neigh.: BH Zone: R30 Vol: 784 Page: 482

Assessments

Assmt category	Qty	Amount
Resident Land	.45	122,500
Resident Dwelling	1.00	317,060
Resident Outbldg	1.00	1,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-May-2023
 Sale price: 736,000
 Sale valid:

Values

Mkt value :
 Cost value: 629,443

Summary

Total assessments	440,610
Total exemptions	
Net assessment	440,610

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8552
 Mkt/sale :
 Assmt/sale: .5987

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.450	175,000	175,000			175,000	122,500
Primary Site		19,602						

.450 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial	BUCKINGHAM HERITAGE	03 FARNHAM II
Exterior Walls	04	Vinyl Siding	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip	Total Rooms 8	
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air	Actual Year Built: 2005	
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	979	260,190
Basement	Full with walk				
Heating	Yes	A/C Yes			7,490
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		15,000
Additions					98,634
Other Features		WB Stks	RR		38,076
Sub-Total					419,390
Grade	B+		Factor 1.3500		566,177
CDU			C&D Factor 1.00		566,177
Depreciation			20 %		452,942
			Computed cost value @ 70%		317,059

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	520	23,002
G Garages	FSF Full-story fin o/gar	482	32,286
L Living Area	AIR Air conditioning	482	1,465
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 98,634

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00	2021	C	3,000	50	1,500
Utility Shed									
Value at 70%			1,050				Value at 100%		1,500

