

Property at 00050 CRANBROOK

Prop ID 6350050

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Administrative Information

Owner name: WONG SAMUEL S & CONSTANCE
 Second name:
 Address: 50 CRANBROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 13 005
 Lot: 6350050 Neigh.: Zone: R40 Vol: 785 Page: 542

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.28	1,470
Resident Dwelling	1.00	681,450
Resident Outbldg	2.00	45,430

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 26-Jun-2023
 Sale price: 1,380,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,240,500

Summary

Total assessments	868,350
Total exemptions	
Net assessment	868,350

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8989
 Mkt/sale :
 Assmt/sale: .6292

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	.280	7,500	2,100		2,100	1,470
Residual		12,197					

1.200 acres

Total land value

202,100

141,470

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/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	6
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 2013	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,178	494,350
Basement	Full				
Heating	Yes	A/C Yes			14,090
Plumbing	6 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		32,500
Additions					193,091
Other Features		M Stks RR			55,828

Sub-Total					789,859
Grade	A-	Factor 1.4500			1,145,296
CDU		C&D Factor 1.00			1,145,296
Depreciation		15 %			973,502
		Computed cost value @ 70%			681,451

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
G Garages	FSF Full-story fin o/gar	297	19,894
L Living Area	AIR Air conditioning	297	903
L Living Area	BSMT Basement addition	396	7,297
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	AIR Air conditioning	396	1,204
L Living Area	BSMT Basement addition	420	7,740
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,024	23,351
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483

Total additions 193,091

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	22	40	880	110.5	2016	B	122,578	50	61,300
RS1 Frame Utility Shed	12	20	240	30.00	2016	C	7,200	50	3,600
Value at 70%			45,430				Value at 100%		64,900

