

Property at 00065 STRATFORD CROSSING

Prop ID 6470065

Printed 08-Feb-2024 11:10 AM Design and Layout (C) Right/Angles

| Administrative Information | |
|----------------------------|-------------------------------|
| Owner name: | BHADRAGIRI VENKATA NAGRENDA & |
| Second name: | PARAVASTU DIVYA |
| Address: | 65 STRATFORD CROSSING |
| City/state: | AVON CT Zip: 06001 |

Building Valuation Summary

| | | Area | |
|---------------------------|--------------------------------------|-------|---------|
| Dwelling | Frame 2 story w/bsmt | 1,240 | 311,160 |
| Basement | Full | | |
| Heating | Yes A/C Yes | | 8,920 |
| Plumbing | 2 F/B 1 H/B 3 Add'l fix. Wh/p Saunas | | 10,000 |
| Attic | None Attic size: | | |
| Additions | | | 41,591 |
| Other Features | M Stks | | 3,000 |
| Sub-Total | | | 374,671 |
| Grade | A- Factor 1.4500 | | 543,273 |
| CDU | C&D Factor 1.00 | | 543,273 |
| Depreciation | 5 % | | 516,109 |
| Computed cost value @ 70% | | | 361,276 |

| Location Information | | | | | |
|----------------------|-------------------|------------|--------------|------------------------|--------------|
| Map: 024 | Clerk map: 18 010 | | | | |
| Lot: 6470065 | Neigh.: Zone: R40 | Vol: 788 | Page: 781 | | |
| Assessments | | Exemptions | | Last sale | |
| Assmt category | Qty Amount | Exempt Cat | Amount | Sale date: 02-Oct-2023 | |
| Resident Land | .46 122,500 | | | Sale price: 760,000 | |
| Resident Dwelling | 1.00 361,280 | | | Sale valid: | |
| | | | | Values | |
| | | | | Mkt value : | |
| | | | | Cost value: | 691,114 |
| Summary | | | Utilities | | Sales ratios |
| Total assessments | 483,780 | Water | Connecticut | Cost/sale : | .9094 |
| Total exemptions | | Sewer | Public sewer | Mkt/sale : | |
| Net assessment | 483,780 | Gas | CNG | Assmt/sale: | .6366 |

Building additions

| Category | Type | Area | Value |
|--------------------------|---------------------------|------|--------|
| G Garages | FR Attached frame LE 65 | 529 | 23,353 |
| L Living Area | BSMT Basement addition | 110 | 2,027 |
| L Living Area | FRFF Frame first floor | 110 | 12,593 |
| L Living Area | AIR Air conditioning | 110 | 334 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 144 | 3,284 |
| Total additions | | | 41,591 |

Land Information

| Type | Use | Acres/SqFt | Rate | Total | Infl Fact | Value | 70% Value |
|--------------|-----|------------|------------------|---------|-----------|---------|-----------|
| PRIM | 11 | .461 | 175,000 | 175,000 | | 175,000 | 122,500 |
| Primary Site | | 20,081 | | | | | |
| | | .461 acres | Total land value | | | 175,000 | 122,500 |

Residential Dwelling Information

| Subject | Code | Description | Condominium | |
|----------------|------|------------------|-------------------------|-------------------|
| Style | 19 | Modern Colonial | | |
| Exterior Walls | 04 | Vinyl Siding | | |
| Roof Material | 01 | Asphalt Shingles | Story Height 2.0 | |
| Roof Type | 01 | Gable | | |
| Foundation | 01 | Poured Concrete | Total Rooms | 7 Garage cars 2 |
| Interior Walls | 02 | Drywall | Bedrooms | 3 Unfinished area |
| Floors | 07 | Hardwood/Carpeti | Family Rooms | 1 Dormer linear f |
| Heating System | 02 | Forced Hot Air | Full Baths | 2 Masonry trim sf |
| Fuel | 02 | Natural Gas | Half Baths | 1 Finish bsmt sz |
| Attic | 99 | None | Addtn'l fixtures | 3 Rec Room Size |
| Grade | 47 | A- | Whirlpools | Living area 2,590 |
| Garage | 22 | Attached 2 car | Saunas | # Living Units 1 |
| Area Over Gar. | 99 | None | M/F stacks | 1 |
| Basement | 01 | Full | W/B stacks | |
| Bsmt Fin Qual | 01 | Unfinished | W/B openings | |
| Air Condition | 01 | Central Air | | |
| Interior Cond | 05 | Good | | |
| Exterior Cond | 05 | Good | Actual Year Built: 2020 | |

