

Property at 00049 BEVERLY DRIVE

Prop ID 1290049

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Administrative Information

Owner name: VISWANATHAN SUDHAKAR AND
 Second name: VENKATESAN LATHA
 Address: 49 BEVERLY DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 1290049 Neigh.: Zone: R40 Vol: 768 Page: 653

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	343,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Nov-2021
 Sale price: 580,000
 Sale valid:

Values

Mkt value :
 Cost value: 666,000

Summary

Total assessments	466,200	
Total exemptions		
Net assessment	466,200	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : 1.1483
 Mkt/sale :
 Assmt/sale: .8038

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.040	7,500	300			300	210
Residual		1,742						

.960 acres

Total land value

175,300

122,710

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,822	424,820
Basement	Full		
Heating	Yes A/C Yes		12,130
Plumbing	3 F/B 1 H/B 3 Add'l fix. Wh/p		15,000
Attic	None Attic size:		
Additions			104,630
Other Features	WB Stks RR		42,570
Sub-Total			599,150
Grade	B Factor 1.2600		754,929
CDU	C&D Factor 1.00		754,929
Depreciation	35 %		490,704
	Computed cost value @ 70%		343,493

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
P Porches, Patios, Decks	DECK Wood deck	770	20,397
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
L Living Area	AIR Air conditioning	144	438
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	BSMT Basement addition	80	1,474
L Living Area	AIR Air conditioning	80	243
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
L Living Area	FRFF Frame first floor	144	16,485

Total additions 104,630

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,160
Interior Cond	05	Good	Living area	3,868
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1979				

