

Property at 00004 CRAIGEMORE CIRCLE

Prop ID 1960004

Printed 06-Feb-2024 9:36 AM      Design and Layout (C) Right/Angles

## -Administrative Information-

Owner name: KUSHARI DIPANKAR AND

Second name: GUPTA INDrani DAS

Address: 4 CRAIGEMORE CIRCLE

City/state: AVON CT Zip: 06001

## -Location Information-

Map: 005

Clerk map:

Lot: 1960004

Neigh.:

Zone: R30

Vol: 711

Page: 265

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .70  | 94,500  |
| Resident Dwelling | 1.00 | 161,250 |
| Resident Outbldg  | 1.00 | 1,470   |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|--------|-----|--------|

-Last sale-

|             |             |
|-------------|-------------|
| Sale date:  | 07-Jul-2017 |
| Sale price: | 295,000     |
| Sale valid: |             |

## —Values:

|             |         |
|-------------|---------|
| Mkt value : |         |
| Cost value: | 367,457 |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 257,220 |
| Total exemptions  |         |
| Net assessment    | 257,220 |

## Utilities

|       |             |
|-------|-------------|
| Water | Connecticut |
| Sewer | Septic      |
| Gas   | None        |

- Sales ratios

|             |        |
|-------------|--------|
| Cost/sale : | 1.2456 |
| Mkt/sale :  |        |
| Assmt/sale: | .8719  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11  | .700       | 135,000 | 135,000 |           | 135,000 | 94,500    |
| Primary Site |     | 30,492     |         |         |           |         |           |

|            |                  |         |        |
|------------|------------------|---------|--------|
| .700 acres | Total land value | 135,000 | 94,500 |
|------------|------------------|---------|--------|

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |                 |       |
|----------------|------|------------------|-------------------------|---|-----------------|-------|
| Style          | 01   | Ranch            |                         |   |                 |       |
| Exterior Walls | 02   | Wood Shingles    |                         |   |                 |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |   |                 |       |
| Roof Type      | 01   | Gable            |                         |   |                 |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 5 | Garage cars     | 2     |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 | Unfinished area |       |
| Floors         | 01   | Hardwood         | Family Rooms            |   | Dormer linear f |       |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2 | Masonry trim sf |       |
| Fuel           | 07   | Propane Gas      | Half Baths              |   | Finish bsmt sz  |       |
| Attic          | 99   | None             | Addn'l fixtures         |   | Rec Room Size   | 770   |
| Grade          | 33   | C+               | Whirlpools              |   | Living area     | 1,541 |
| Garage         | 22   | Attached 2 car   | Saunas                  |   | # Living Units  | 1     |
| Area Over Gar. | 99   | None             | M/F stacks              |   |                 |       |
| Basement       | 01   | Full             | W/B stacks              | 1 |                 |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings            | 1 |                 |       |
| Air Condition  | 01   | Central Air      |                         |   |                 |       |
| Interior Cond  | 05   | Good             |                         |   |                 |       |
| Exterior Cond  | 05   | Good             |                         |   |                 |       |
|                |      |                  | Actual Year Built: 1961 |   |                 |       |

## Building Valuation Summary

|                |         |                |            |      |               |         |
|----------------|---------|----------------|------------|------|---------------|---------|
| Dwelling       | Frame   | 1 story w/bsmt |            |      | Area<br>1,541 | 249,290 |
| Basement       | Full    |                |            |      |               |         |
| Heating        | Yes     | A/C            | Yes        |      |               | 7,140   |
| Plumbing       | 2 F/B   | H/B            | Add'l fix. | Wh/p | Saunas        | 5,000   |
| Attic          | None    | Attic size:    |            |      |               |         |
| Additions      |         |                |            |      |               | 40,667  |
| Other Features | WB Stks |                | RR         |      |               | 26,047  |

|              |            |                           |         |
|--------------|------------|---------------------------|---------|
| Sub-Total    |            |                           | 328,144 |
| Grade C+     | Factor     | 1.0800                    | 354,396 |
| CDU          | C&D Factor | 1.00                      | 354,396 |
| Depreciation |            | 35 %                      | 230,357 |
|              |            | Computed cost value @ 70% | 161,250 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 396  | 18,164 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 220  | 20,980 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 25   | 1,523  |

|                 |        |
|-----------------|--------|
| Total additions | 40,667 |
|-----------------|--------|

## Outbuilding Information

| Description  | Wid | Len   | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-------|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 14    | 140  | 30.00 | 2015 | C   | 4,200         | 50   | 2,100 |
| Utility Shed |     |       |      |       |      |     |               |      |       |
| Value at 70% |     | 1,470 |      |       |      |     | Value at 100% |      | 2,100 |

