

Property at 00054 EDDY STREET

Prop ID 2170054

Printed 06-Feb-2024 11:18 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GOPALAKRISHNA AADARSH AND  
Second name: BYSANI POOJA  
Address: 54 EDDY STREET  
City/state: AVON CT Zip: 06001

## Location Information

Map: 008 Clerk map:  
Lot: 2170054 Neigh.: Zone: R15 Vol: 673 Page: 285

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .34  | 105,000 |
| Resident Dwelling | 1.00 | 334,410 |

## Exemptions

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

## Last sale

Sale date: 28-Apr-2014  
Sale price: 556,889  
Sale valid:

## Values

|                 |     |       |             |         |
|-----------------|-----|-------|-------------|---------|
| Resident Excess | .34 | 1,790 | Mkt value : |         |
|                 |     |       | Cost value: | 630,286 |

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 441,200 |
| Total exemptions  |         |
| Net assessment    | 441,200 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.1318  
Mkt/sale :  
Assmt/sale: .7923

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|-----------|---------|-----------|
| PRIM         | 11     | .340       | 150,000 | 150,000 |           | 150,000 | 105,000   |
| Primary Site | 14,810 |            |         |         |           |         |           |
| RES          | 12     | .340       | 7,500   | 2,550   |           | 2,550   | 1,785     |
| Residual     | 14,810 |            |         |         |           |         |           |

.680 acres

Total land value

152,550

106,785

## 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             | 6 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 3 |
| Fuel           | 07   | Propane Gas      | Half Baths              | 1 |
| Attic          | 99   | None             | Addn'l fixtures         | 2 |
| Grade          | 47   | A-               | Whirlpools              | 1 |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | M/F stacks              | 1 |
| Basement       | 04   | Full with walk-o | W/B stacks              |   |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings            |   |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 2013 |   |

## Building Valuation Summary

|                |                |                | Area         |         |
|----------------|----------------|----------------|--------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt | 978          | 260,000 |
| Basement       | Full with walk |                |              |         |
| Heating        | Yes            | A/C Yes        |              | 7,480   |
| Plumbing       | 3 F/B          | 1 H/B          | 2 Add'l fix. | 1 Wh/p  |
| Attic          | None           |                | Attic size:  | Saunas  |
| Additions      |                |                |              | 17,000  |
| Other Features |                | M Stks RR      |              | 77,068  |
|                |                |                |              | 26,056  |

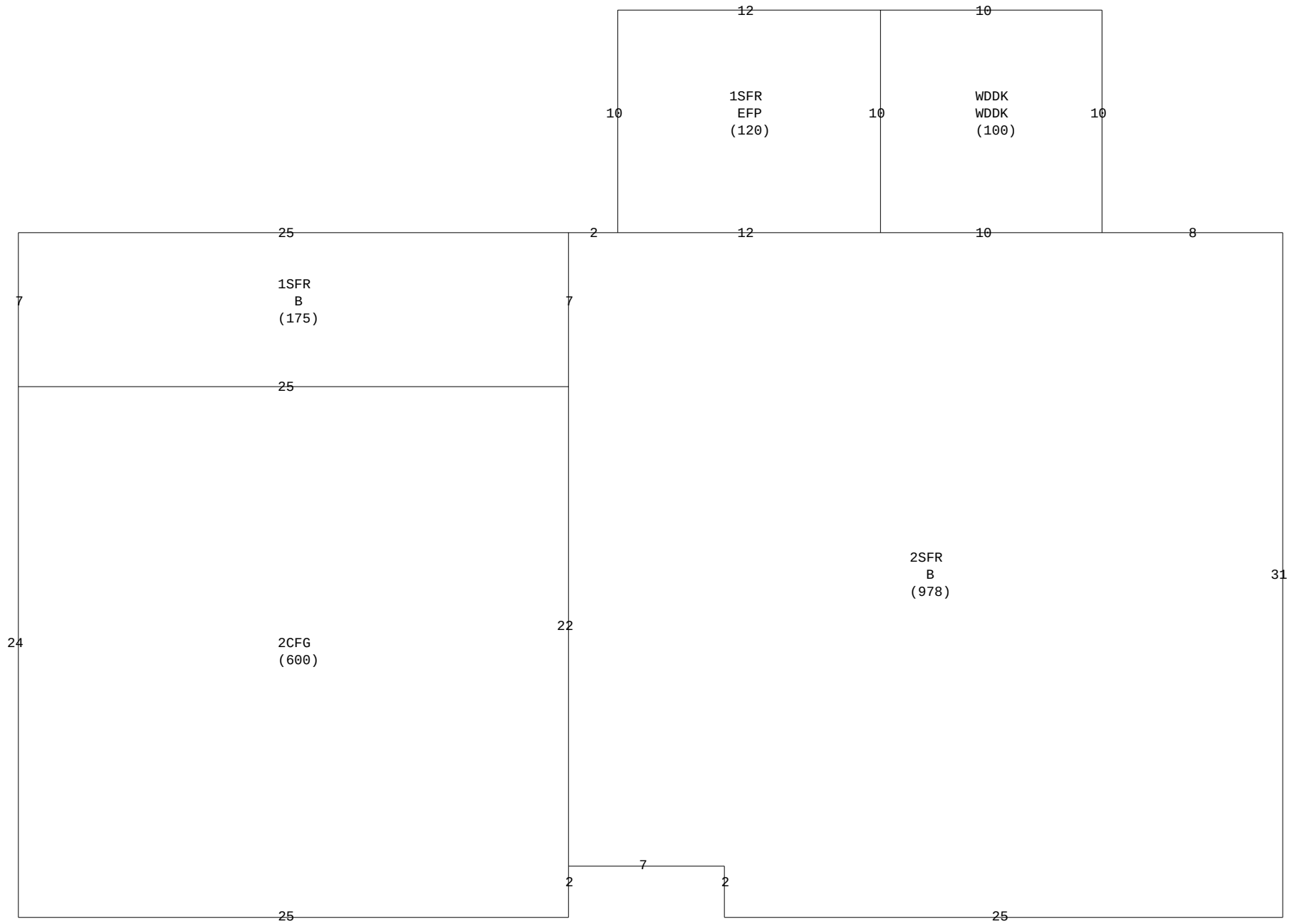
|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 387,604 |
| Grade        | A- | Factor 1.4500             | 562,026 |
| CDU          |    | C&D Factor 1.00           | 562,026 |
| Depreciation |    | 15 %                      | 477,722 |
|              |    | Computed cost value @ 70% | 334,405 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 600  | 26,123 |
| L Living Area            | BSMT Basement addition    | 175  | 3,225  |
| L Living Area            | FRFF Frame first floor    | 175  | 20,034 |
| L Living Area            | AIR Air conditioning      | 175  | 532    |
| P Porches, Patios, Decks | DECK Wood deck            | 100  | 2,649  |
| P Porches, Patios, Decks | DECK Wood deck            | 100  | 2,649  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 120  | 11,443 |
| L Living Area            | FRUF Frame upper full     | 120  | 10,048 |
| L Living Area            | AIR Air conditioning      | 120  | 365    |

Total additions 77,068

Scale: 1" = 6.18 feet



SALE PRICE INCLUDES 1.29 ACS. 6-03 - 60 EDDY SPLIT OFF LATER