

Property at 00043 HELENA ROAD

Prop ID 2620043

Printed 06-Feb-2024 1:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SANGHVI NAVIN K TRUSTEE
Second name:
Address: 43 HELENA ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
Lot: 2620043 Neigh.: Zone: R30 Vol: 729 Page: 430

Assessments

Assmt category	Qty	Amount
Resident Land	.86	94,500
Resident Dwelling	1.00	141,880

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 27-Sep-1974
Sale price: 53,000
Sale valid:

Values

Mkt value :
Cost value: 337,686

Summary

Total assessments	236,380
Total exemptions	
Net assessment	236,380

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 6.3714
Mkt/sale :
Assmt/sale: 4.4600

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.860	135,000	135,000			135,000	94,500
Primary Site		37,462						

.860 acres Total land value 135,000 94,500

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	231,260
Basement	Full		1,404	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	Mason Trim WB Stks			22,505
			Bsmt Gar	26,468

Sub-Total			288,733
Grade	C+	Factor 1.0800	311,832
CDU		C&D Factor 1.00	311,832
Depreciation		35 %	202,691
		Computed cost value @ 70%	141,884

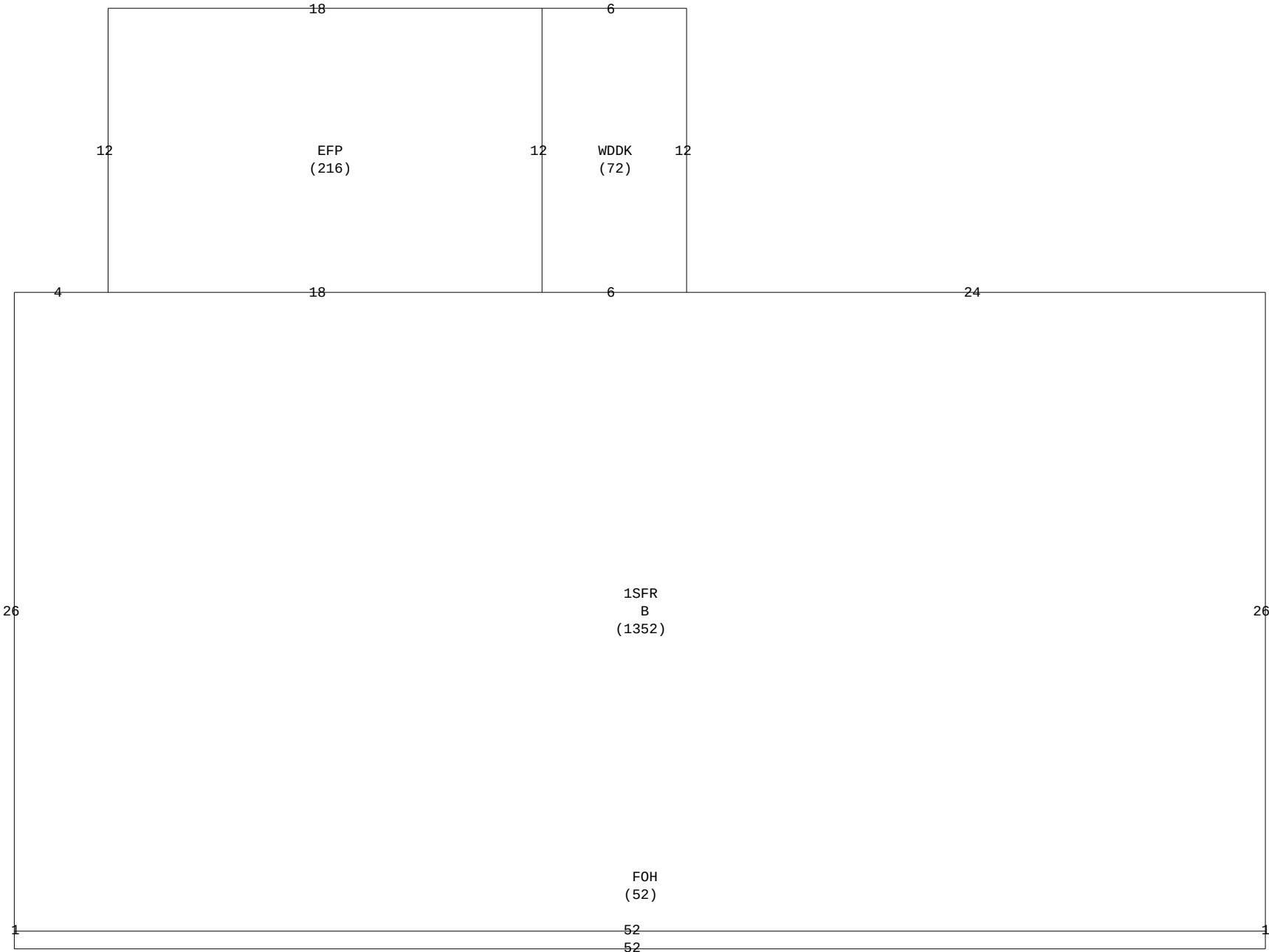
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	216	20,598
P Porches, Patios, Decks	DECK Wood deck	72	1,907

Total additions 22,505

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	08	Raised Ranch	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf 208
Fuel	01	Oil	Half Baths 1 Finish bsmt sz 405
Attic	99	None	Addtn'l fixtures
Grade	33	C+	Whirlpools
Garage	12	Basement 2 car	Saunas
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	04	Living Area w/o	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1973



AFFDVT-AMITA SANGHVI DIED, NAVIN SANGHVI SOLE TRSTEE V729 P422 6-17-19
NAVIN K SANGHVI REVOCABLE TRUST DATED 1-5-95