

Property at 00333 MONTEVIDEO ROAD

Prop ID 3180333

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Administrative Information

Owner name: SARWAR PROPERTIES LLC
 Second name:
 Address: 333 MONTEVIDEO ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 009 Clerk map:
 Lot: 3180333 Neigh.: Zone: RU2A Vol: 790 Page: 35

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Dec-2023
Resident Land	2.00	455,000				Sale price: 3,900,000
Use Assmt Forest	60.00	10,500				Sale valid:
Resident Outbldg	11.00	85,470				Values
Resident Dwelling	4.00	1,799,260				Mkt value :
Resident Excess	6.80	35,700				Cost value: 3,408,471
Summary			Utilities		Sales ratios	
Total assessments	2,385,930		Water	Well	Cost/sale :	.8740
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	2,385,930		Gas	None	Assmt/sale:	.6118

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	650,000	650,000			650,000	455,000
Primary Site		87,120						
RES	12	6.800	7,500	51,000			51,000	35,700
Residual		296,208						
490	62	60.000	250	15,000			15,000	10,500
Pub Act 490	2,613,600							
68.800 acres		Total land value		716,000		501,200		

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	12	Contemporary Cap			
Exterior Walls	06	Brick			
Roof Material	02	Slate			
Roof Type	01	Gable			
Foundation	01	Poured Concrete			
Interior Walls	02	Drywall			
Floors	01	Hardwood			
Heating System	07	Hydro Air			
Fuel	01	Oil			
Attic	02	Unfinished			
Grade	63	AA+			
Garage	23	Attached 3 car			
Area Over Gar.	01	Fully Finished			
Basement	01	Full			
Bsmt Fin Qual	01	Unfinished			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			
			Actual Year Built: 1991		

Building Valuation Summary

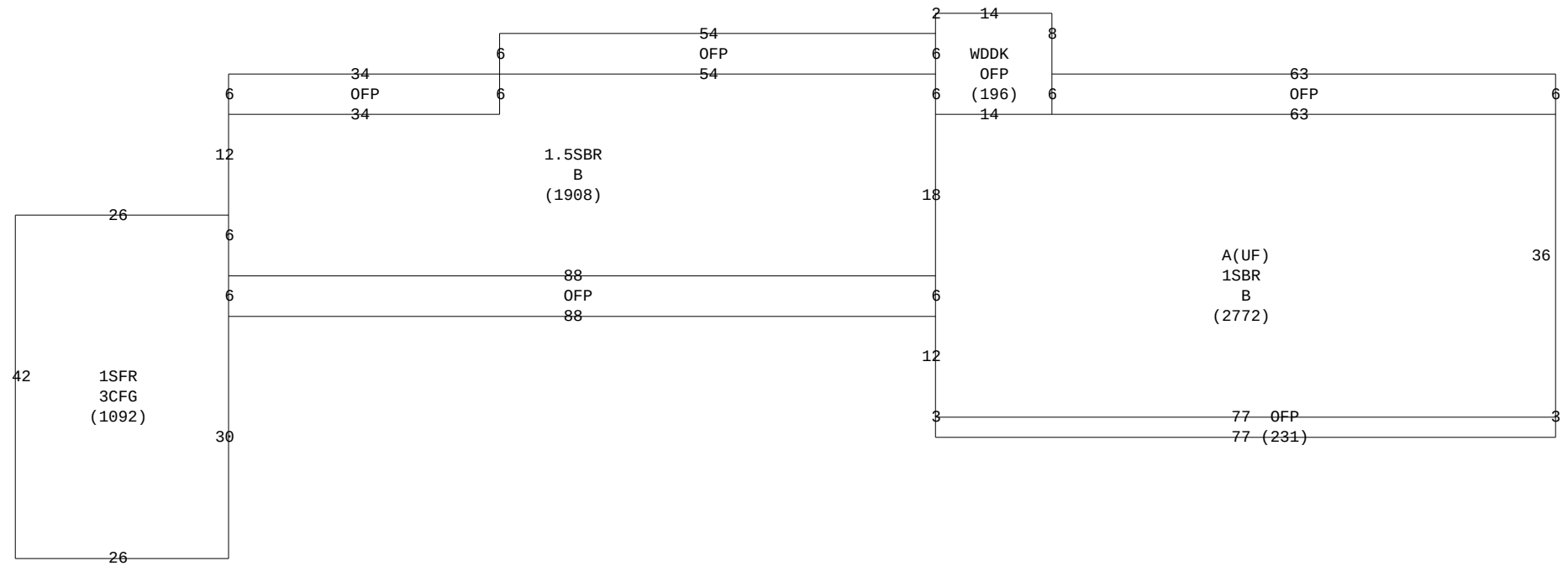
		Area	
Dwelling	Masonry 1 story w/bsmt	2,827	427,400
Basement	Full		
Heating	Yes A/C Yes		11,910
Plumbing	3 F/B 2 H/B 3 Add'l fix. 1 Wh/p Saunas		21,000
Attic	Unfinished Attic size: 2,827		32,240
Additions			657,199
Other Features	WB Stks RR		51,521
Sub-Total			1,201,270
Grade	AA+	Factor 2.0000	2,402,540
CDU	C&D Factor 1.25		3,003,175
Depreciation	35 %		1,952,064
		Computed cost value @ 70%	1,366,445

Building additions

Category	Type	Area	Value
L Living Area	MAFF Masonry first floor	1,897	225,123
L Living Area	BSMT Basement addition	1,897	34,958
L Living Area	MAUH Masonry upper half	1,897	99,898
L Living Area	AIR Air conditioning	1,897	5,767
L Living Area	AIR Air conditioning	949	2,885
L Living Area	FRUF Frame upper full	1,050	87,917
L Living Area	AIR Air conditioning	1,050	3,192
G Garages	MAL Attached masonry GT	1,050	47,042
L Living Area	OVER Frame Overhang	115	10,532
L Living Area	AIR Air conditioning	115	350
L Living Area	OVER Frame Overhang	126	11,540
L Living Area	AIR Air conditioning	126	383
P Porches, Patios, Decks	FOFF Frame open first flo	734	44,720
P Porches, Patios, Decks	DECK Wood deck	160	4,238
P Porches, Patios, Decks	FOFF Frame open first flo	160	9,748
P Porches, Patios, Decks	FOFF Frame open first flo	324	19,740
P Porches, Patios, Decks	FOFF Frame open first flo	468	28,513
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
P Porches, Patios, Decks	FOFF Frame open first flo	63	3,838
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
		Total additions	657,199

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00		C	4,320	50	2,200
Utility Shed									
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%		2,800		Value at 100%		4,000			



THERE ARE 3 OTHER HOUSES AND VARIOUS BARNS LOCATE ABOUT THE PROPERTY.
THE SKETCH IS ON A MANUAL SKETCH SHEET.

CARD #2 = #379, CARD #3 = #295, CARD #4 = #221, CARD #5=VARIOUS BARNS