

Property at 00070 PHEASANT RUN

Prop ID 3540070

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Administrative Information

Owner name: SRIVASTAVA PRAMOD AND
 Second name: JASMINE S
 Address: 70 PHEASANT RUN
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3540070 Neigh.: Zone: RU2A Vol: 333 Page: 233

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-Jun-1997
Resident Land	2.00	122,500				Sale price: 550,000
Resident Dwelling	1.00	498,690				Sale valid: Y
Resident Outbldg	2.00	15,330				Values
Resident Excess	.69	3,620				Mkt value :
						Cost value: 914,486
Summary			Utilities		Sales ratios	
Total assessments	640,140		Water	Well	Cost/sale :	1.6627
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	640,140		Gas	None	Assmt/sale:	1.1639

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
RES	12	.690	7,500	5,175			5,175	3,623
Residual		30,056						
2.690 acres		Total land value		180,175			126,123	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	
Garage	23	Attached 3 car	Whirlpools	5,016
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,596	380,690
Basement	Full				
Heating	Yes	A/C Yes			10,880
Plumbing	3 F/B	2 H/B	Add'l fix.	Wh/p	17,000
Attic	None		Attic size:		
Additions					331,310
Other Features		WB Stks			16,000
Sub-Total					755,880
Grade	A-	Factor 1.4500			1,096,026
CDU		C&D Factor 1.00			1,096,026
Depreciation		35 %			712,417
Computed cost value @ 70%					498,692

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	BSMT Basement addition	220	4,054
L Living Area	AIR Air conditioning	220	669
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
P Porches, Patios, Decks	DECK Wood deck	552	14,622
P Porches, Patios, Decks	FEFF Frame enclosed first	238	22,696
L Living Area	FRFF Frame first floor	1,604	183,628
L Living Area	BSMT Basement addition	1,604	29,559
L Living Area	AIR Air conditioning	1,604	4,876
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 331,310

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	10	120	30.00		C	3,600	50	1,800
Utility Shed									
RP1 Pool w/ Plastic Linr	34	16	544	74.05		C	40,283	50	20,100
Value at 70%		15,330	Value at 100%		21,900				

