

Property at 00006 RAYMOND ROAD

Prop ID 3660006

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Administrative Information

Owner name: SHIVASWAMY MAHESH AND
 Second name: MAHESH SAHANA
 Address: 6 RAYMOND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3660006 Neigh.: Zone: R40 Vol: 729 Page: 1293

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Jul-2019
Resident Land	.92	94,500				Sale price: 331,000
Resident Dwelling	1.00	188,420				Sale valid:
					Values	
Resident Excess	.08	420			Mkt value :	
					Cost value:	404,771
Summary			Utilities		Sales ratios	
Total assessments		283,340	Water	Well	Cost/sale :	1.2229
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		283,340	Gas	None	Assmt/sale:	.8560

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.080	7,500	600		600	420
Residual		3,485					
1.000 acres			Total land value		135,600	94,920	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	03	Partial > half	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1945	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,890	295,210
Basement	Partial > half			-2,260
Heating	Yes	A/C Yes		8,430
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 5,500
Attic	None	Attic size:		
Additions				67,635
Other Features	Mason Trim WB Stks			8,918
Sub-Total				383,433
Grade	C+	Factor 1.0800		414,108
CDU		C&D Factor 1.00		414,108
Depreciation		35 %		269,170
Computed cost value @ 70%				188,419

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	492	21,909
L Living Area	UATT Unfinished attic	130	2,276
L Living Area	OVER Frame Overhang	63	5,770
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	FRFF Frame first floor	143	16,371
L Living Area	AIR Air conditioning	63	192
L Living Area	AIR Air conditioning	143	435
L Living Area	AIR Air conditioning	64	195
P Porches, Patios, Decks	FOFF Frame open first flo	216	13,160

Total additions 67,635

