

Property at 00009 STRATHMORE LANE

3013

Prop ID 4140009

Printed 07-Feb-2024 2:51 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: EGAN PATRICK J AND  
Second name: CECCARELLI-EGAN JOANNE M  
Address: 9 STRATHMORE LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 051 Clerk map:  
Lot: 4140009 Neigh.: FW Zone: R30 Vol: 626 Page: 800

## Assessments

| Assmt category | Qty  | Amount  |
|----------------|------|---------|
| Resident Condo | 1.00 | 323,220 |

## Exemptions

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

## Last sale

Sale date: 18-Jul-2011  
Sale price: 396,000  
Sale valid:

## Values

Mkt value :  
Cost value: 461,743

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 323,220 |
| Total exemptions  |         |
| Net assessment    | 323,220 |

## Utilities

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

## Sales ratios

Cost/sale : 1.1660  
Mkt/sale :  
Assmt/sale: .8162

## Building Valuation Summary

|                |       |                |               |             |
|----------------|-------|----------------|---------------|-------------|
| Dwelling       | Frame | 2 story w/bsmt | Area<br>2,023 | 434,950     |
| Basement       | Full  |                |               |             |
| Heating        | Yes   | A/C Yes        |               |             |
| Plumbing       | 2 F/B | 1 H/B          | Add'l fix.    | Wh/p Saunas |
| Attic          | None  |                | Attic size:   |             |
| Additions      |       |                |               | 4,800       |
| Other Features |       | M Stks         |               |             |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 439,750 |
| Grade        | Factor                    | 439,750 |
| CDU          | C&D Factor 1.05           | 461,738 |
| Depreciation | %                         | 461,738 |
|              | Computed cost value @ 70% | 323,217 |

## Building additions

| Category                 | Type                      | Area | Value |
|--------------------------|---------------------------|------|-------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 192  | 4,800 |

Total additions 4,800

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                   |
|----------------|------|------------------|-------------------------|-------------------|
| Style          | 16   | Condominium      | FARMINGTON WOODS        | 32 GRISWOLD       |
| Exterior Walls | 01   | Clapboards       | Story Height 2.0        |                   |
| Roof Material  | 01   | Asphalt Shingles |                         |                   |
| Roof Type      | 01   | Gable            |                         |                   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 Garage cars 2   |
| Interior Walls | 02   | Drywall          | Bedrooms                | 2 Unfinished area |
| Floors         | 01   | Hardwood         | Family Rooms            | Dormer linear f   |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 2 Masonry trim sf |
| Fuel           | 02   | Natural Gas      | Half Baths              | 1 Finish bsmt sz  |
| Attic          | 99   | None             | Addtn'l fixtures        | Rec Room Size     |
| Grade          |      | Unknown          | Whirlpools              | Living area 2,023 |
| Garage         | 22   | Attached 2 car   | Saunas                  | # Living Units    |
| Area Over Gar. | 99   | None             | M/F stacks              | 1                 |
| Basement       | 01   | Full             | W/B stacks              |                   |
| Bsmt Fin Qual  | 01   | Unfinished       | W/B openings            |                   |
| Air Condition  | 01   | Central Air      | Actual Year Built: 1982 |                   |
| Interior Cond  | 05   | Good             |                         |                   |
| Exterior Cond  | 05   | Good             |                         |                   |

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No sketch for this property

OTHER FEATURES IS GOLF SITE LOCATION