

Property at 00005 SUDBURY WAY

Prop ID 4160005

Printed 07-Feb-2024 2:53 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NISTALA MOHAN SRINIVAS AND
 Second name: NISTALA RAJINI
 Address: 5 SUDBURY WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4160005 Neigh.: Zone: R40 Vol: 716 Page: 137

Assessments

Assmt category	Qty	Amount
Resident Land	.92	115,500
Resident Dwelling	1.00	252,630

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jan-2018
 Sale price: 460,000
 Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.02	100			526,043

Summary

Total assessments	368,230
Total exemptions	
Net assessment	368,230

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale :	1.1436
Mkt/sale :	
Assmt/sale:	.8005

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	165,000	165,000			165,000	115,500
Primary Site	40,075							
RES	12	.019	7,500	143			143	100
Residual	828							

.939 acres

Total land value

165,143

115,600

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors		Unknown	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	269,180
Basement	Full		1,025	
Heating	Yes	A/C Yes		7,740
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:		
Additions				109,708
Other Features	WB Stks	RR		16,148

Sub-Total		411,276
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	555,223
Depreciation	35 %	360,895
	Computed cost value @ 70%	252,627

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	453	8,348
L Living Area	FRFF Frame first floor	453	51,860
L Living Area	UATT Unfinished attic	453	7,930
L Living Area	AIR Air conditioning	453	1,377
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
G Garages	FR Attached frame LE 65	550	24,172

Total additions 109,708

