

Property at 00068 VERMILLION DRIVE

Prop ID 4420068

Printed 05-Oct-2026 8:43 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NARAGUM VARUN AND
 Second name: PRATHAPAN PRIYA
 Address: 68 VERMILLION DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 4420068 Neigh.: Zone: RU2A Vol: 793 Page: 854

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	140,000
Resident Dwelling	1.00	588,400
Resident Outbldg	2.00	14,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-May-2024
 Sale price: 1,396,370
 Sale valid:

Values

Mkt value :
 Cost value: 1,062,929

Summary

Total assessments	744,050	
Total exemptions		
Net assessment	744,050	

Utilities

	Water	Well
	Sewer	Public sewer
	Gas	None

Sales ratios

Cost/sale : .7612
 Mkt/sale :
 Assmt/sale: .5328

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	200,000	200,000			200,000	140,000
Primary Site		87,120						
RES	12	.180	7,500	1,350			1,350	945
Residual		7,841						

2.180 acres

Total land value

201,350

140,945

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern 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	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	5
Grade	47	A-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2023	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,874	434,980
Basement	Full				
Heating	Yes	A/C Yes			12,420
Plumbing	4 F/B	H/B 5 Add'l fix.	Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					111,806
Other Features		M Stks			3,000

Sub-Total					579,706
Grade	A-	Factor 1.4500			840,574
CDU		C&D Factor 1.00			840,574
Depreciation		%			840,574
		Computed cost value @ 70%			588,402

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,002	44,892
G Garages	FSF Full-story fin o/gar	656	43,942
L Living Area	AIR Air conditioning	656	1,994
L Living Area	BSMT Basement addition	66	1,216
L Living Area	FRFF Frame first floor	66	7,556
L Living Area	AIR Air conditioning	66	201
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
L Living Area	OVER Frame Overhang	14	1,282

Total additions 111,806

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP4 Pool w/ Fiberglass	15	35	525	58.15	2025	B	38,466	50	19,200
RS2 Metal Utility Shed	8	15	120	30.00	2026	C	3,600	50	1,800

Value at 70% 14,700

Value at 100% 21,000

