

Property at 00062 VERVILLE ROAD

Prop ID 4430062

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Administrative Information

Owner name: PATCHIGOLLA RANI &
Second name: PATCHIGOLLA ARAVIND KUMAR
Address: 62 VERVILLE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map: 97 068
Lot: 4430062 Neigh.: Zone: R15 Vol: 651 Page: 299

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	198,280

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Nov-2012
Sale price: 340,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.36	1,900			410,971

Summary

Total assessments	287,680
Total exemptions	
Net assessment	287,680

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2087
Mkt/sale :
Assmt/sale: .8461

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site	14,810							
RES	12	.362	7,500	2,715			2,715	1,901
Residual	15,769							

.702 acres Total land value 127,715 89,401

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	261,950
Basement	Full		988	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:		
Additions				97,488
Other Features	WB Stks			6,750

Sub-Total		374,688
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	404,663
Depreciation	30 %	283,264
	Computed cost value @ 70%	198,285

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	192	11,698
P Porches, Patios, Decks	DECK Wood deck	256	6,781
P Porches, Patios, Decks	F0FF Frame open first flo	228	13,891
G Garages	FRL Attached frame GT 65	676	30,286
G Garages	FSF Full-story fin o/gar	520	34,832

Total additions 97,488

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 2,496
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1998

