

Property at 00187 WEST AVON ROAD

2

Prop ID 4520187

Printed 06-Aug-2025 2:33 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GANESH UMA GOWRI
 Second name:
 Address: 27 EMMA ROAD
 City/state: STAMFORD CT Zip: 06905

Location Information

Map: 012 Clerk map: 25 014
 Lot: 4520187 Neigh.: Zone: R40 Vol: 776 Page: 901

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Outbldg	4.00	29,610
Resident Dwelling	1.00	203,240

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 05-Jul-2022
 Sale price: 500,000
 Sale valid: 24

Values

Mkt value :
 Cost value: 481,114

Summary

Total assessments	336,780	
Total exemptions		
Net assessment	336,780	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9622
 Mkt/sale :
 Assmt/sale: .6736

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	3.130	7,500	23,475		23,475	16,433
Residual		136,343					

4.050 acres

Total land value

148,475

103,933

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	884	210,700
Basement	Full with walk			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				143,533
Other Features	WB Stks	M Stks	RR	19,043

Sub-Total		381,776
Grade	B-	Factor 1.1700
CDU		C&D Factor 1.00
Depreciation		35 %
	Computed cost value @ 70%	203,239

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	224	5,934
L Living Area	FRFF Frame first floor	676	77,389
L Living Area	FRUH Frame upper half	676	34,568
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
P Porches, Patios, Decks	DECK Wood deck	320	8,477

Total additions 143,533

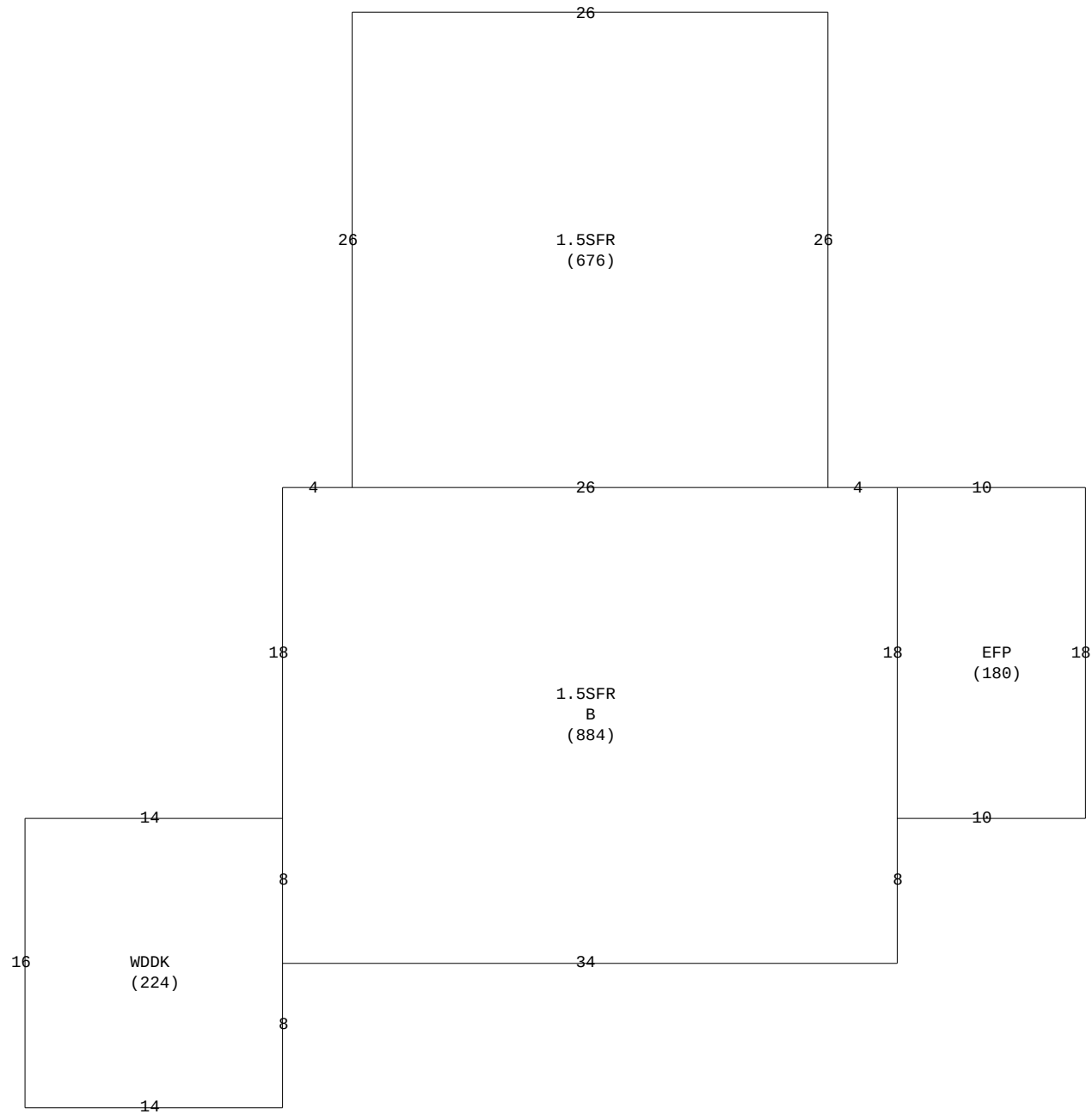
Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	37	B-	
Garage	32	Detached 2 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	06	RR w/o air,L w/o	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1938

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	26	28	728	55.95		C	40,732	50	20,400
Block Detach Garage									
RS1 Frame	9	16	144	30.00		C	4,320	50	2,200
Utility Shed									
RC2 Canopy	4	16	64	21.10		C	1,350	50	700
RP1 Pool w/	16	32	512	74.05		C	37,914	50	19,000
Plastic Linr									
Value at 70%			29,610				Value at 100%		42,300



SUBDIVISION 1.05 ACS GRANTED TO PARCEL 4520189 V776 P901 TC MAP 25/14