

Property at 00010 MICHELLE LANE

Prop ID 4780010

Printed 07-Feb-2024 8:06 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GOPALACHAR RAJURANGA & LAKSHMI  
 Second name:  
 Address: 10 MICHELLE LANE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 028 Clerk map: 93 033  
 Lot: 4780010 Neigh.: Zone: R30 Vol: 725 Page: 356

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 122,500 |
| Resident Dwelling | 1.00 | 336,310 |
| Resident Outbldg  | 1.00 | 1,470   |

## Exemptions

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

## Last sale

Sale date: 26-Dec-2018  
 Sale price: 560,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 659,100

## Summary

| Total assessments | 461,370 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 461,370 |  |

## Utilities

| Water | Connecticut |  |
|-------|-------------|--|
| Sewer | Septic      |  |
| Gas   | CNG         |  |

## Sales ratios

Cost/sale : 1.1770  
 Mkt/sale :  
 Assmt/sale: .8239

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11  | .690       | 175,000 | 175,000 |      |      | 175,000 | 122,500   |
| Primary Site |     | 30,056     |         |         |      |      |         |           |
| RES          | 12  | .207       | 7,500   | 1,553   |      |      | 1,553   | 1,087     |
| Residual     |     | 9,017      |         |         |      |      |         |           |

.897 acres

Total land value

176,553

123,587

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |
|----------------|------|------------------|-------------|--|
| Style          | 19   | Modern Colonial  |             |  |
| Exterior Walls | 04   | Vinyl Siding     |             |  |
| Roof Material  | 01   | Asphalt Shingles |             |  |
| Roof Type      | 02   | Hip              |             |  |
| Foundation     | 01   | Poured Concrete  |             |  |
| Interior Walls | 02   | Drywall          |             |  |
| Floors         | 07   | Hardwood/Carpet  |             |  |
| Heating System | 02   | Forced Hot Air   |             |  |
| Fuel           | 02   | Natural Gas      |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 43   | B+               |             |  |
| Garage         | 23   | Attached 3 car   |             |  |
| Area Over Gar. | 01   | Fully Finished   |             |  |
| Basement       | 01   | Full             |             |  |
| Bsmt Fin Qual  | 02   | Rec Room w/o air |             |  |
| 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   | 1,610  | 383,420 |
| Basement       | Full  |                           |        |        |         |
| Heating        | Yes   | A/C Yes                   |        |        | 10,960  |
| Plumbing       | 4 F/B | 1 H/B 2 Add'l fix.        | 1 Wh/p | Saunas | 22,000  |
| Attic          | None  | Attic size:               |        |        |         |
| Additions      |       |                           |        |        | 101,493 |
| Other Features |       | WB Stks M Stks RR         |        |        | 29,635  |
| Sub-Total      |       |                           |        |        | 547,508 |
| Grade          | B+    | Factor 1.3500             |        |        | 739,136 |
| CDU            |       | C&D Factor 1.00           |        |        | 739,136 |
| Depreciation   |       | 35 %                      |        |        | 480,438 |
|                |       | Computed cost value @ 70% |        |        | 336,307 |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 782  | 35,035 |
| G Garages                | FSF Full-story fin o/gar | 440  | 29,473 |
| L Living Area            | AIR Air conditioning     | 440  | 1,338  |
| P Porches, Patios, Decks | DECK Wood deck           | 504  | 13,351 |
| L Living Area            | BSMT Basement addition   | 164  | 3,022  |
| L Living Area            | FRFF Frame first floor   | 164  | 18,775 |
| L Living Area            | AIR Air conditioning     | 164  | 499    |

Total additions 101,493

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 14  | 140   | 30.00 |      | C   | 4,200         | 50   | 2,100 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,470 |       |      |     | Value at 100% |      | 2,100 |

