

Printed 07-Feb-2024 8:12 PM Design and Layout (C) Right/Angles

Building Valuation Summary

Owner name: NARAPARAJU VAMSIDHAR AND
Second name: AYYAGARI RADHIKA
Address: 20 FAWN RUN
City/state: AVON CT Zip: 06001

-Location Information-

Map: 027 Clerk map: 06 055
Lot: 4810020 Neigh.: Zone: RU2A Vol: 761 Page: 590

-Assessments:

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-May-2019
Resident Land	2.00	140,000				Sale price: 732,500
Resident Outbldg	1.00	13,370				Sale valid:
Resident Dwelling	1.00	441,950				Values

-Exemptions-

Exempt	Cat	Amount	Sale date: 16-May-2019
			Sale price: 732,500
			Sale valid:

-Last sale-

```
Sale date: 16-May-2019
Sale price:      732,500
Sale valid:
```

—Values:

Mkt value :
Cost value: 859,929

Summary

Total assessments	601,950	Water	Well	Cost/sale :	1.1740
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	601,950	Gas	None	Assmt/sale:	.8218

—Utilities—

Water	Well	Cost/sale :	1.1740
Sewer	Septic	Mkt/sale :	
Gas	None	Assmt/sale:	.8218

- Sales ratios:

Cost/sale :	1.1740
Mkt/sale :	
Assmt/sale:	.8218

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	1.263	7,500	9,473		9,473	6,631
Residual		55,016					

3.263 acres	Total land value	209,473	146,631
-------------	------------------	---------	---------

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	06	Contemporary				
Exterior Walls	02	Wood Shingles				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	02	Hip				
Foundation	01	Poured Concrete	Total Rooms	8	Garage cars	3
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area	
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	4	Masonry trim sf	
Fuel	01	Oil	Half Baths		Finish bsmt sz	
Attic	99	None	Addn'l fixtures	2	Rec Room Size	
Grade	50	A	Whirlpools	1	Living area	4,656
Garage	22	Attached 2 car	Saunas		# Living Units	1
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	1		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1998			

Dwelling	Frame	2 story w/bsmt	Area	413,890
Basement	Full		1,766	
Heating	Yes	A/C Yes		11,820
Plumbing	4 F/B	H/B 2 Add'l fix. 1 Wh/p	Saunas	18,500
Attic	None	Attic size:		
Additions				130,935
Other Features		WB Stks		6,750
Sub-Total				581,895
Grade	A	Factor 1.5500		901,937
CDU		C&D Factor 1.00		901,937
Depreciation		30 %		631,356
		Computed cost value @ 70%		441,949

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	576	25,806
G Garages	FSF Full-story fin o/gar	540	36,171
L Living Area	AIR Air conditioning	540	1,642
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	80	243
P Porches, Patios, Decks	TERR Terrace	208	8,265
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	FRUF Frame upper full	252	21,100
L Living Area	AIR Air conditioning	504	1,532

Total additions	130,935
-----------------	---------

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con Block Detach Garage	21	21	441	55.95	2006	A	38,245	50	19,100
Value at 70%		13,370					Value at 100%		19,100

