

Property at 00027 KING RICHARDS COURT

Prop ID 4940027

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Administrative Information

Owner name: BHYRAVAJHALA SRIDHAR AND
 Second name: KONURU KIRANMAYI
 Address: 27 KING RICHARDS COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4940027 Neigh.: Zone: R40 Vol: 698 Page: 617

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 28-Jun-2016
Resident Land	.92	122,500			Sale price: 657,500
Resident Dwelling	1.00	441,490			Sale valid:
Resident Outbldg	1.00	2,030			Values
Resident Excess	.14	730			Mkt value :
					Cost value: 809,643

Summary

Total assessments	566,750	Water	Connecticut	Cost/sale : 1.2314
Total exemptions		Sewer	Public sewer	Mkt/sale :
Net assessment	566,750	Gas	CNG	Assmt/sale: .8620

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	175,000	175,000		175,000	122,500
Primary Site	40,075						
RES	12	.139	7,500	1,043		1,043	730
Residual	6,055						
1.059 acres		Total land value		176,043		123,230	

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,275
Interior Cond	05	Good	Living area	3,716
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 2004	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	345,540
Basement	Full with walk		1,416	
Heating	Yes	A/C Yes		9,890
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				23,000
Other Features		WB Stks M Stks RR		119,911
				44,203
Sub-Total				542,544
Grade	A	Factor 1.5500		840,943
CDU		C&D Factor 1.00		840,943
Depreciation		25 %		630,707
		Computed cost value @ 70%		441,495

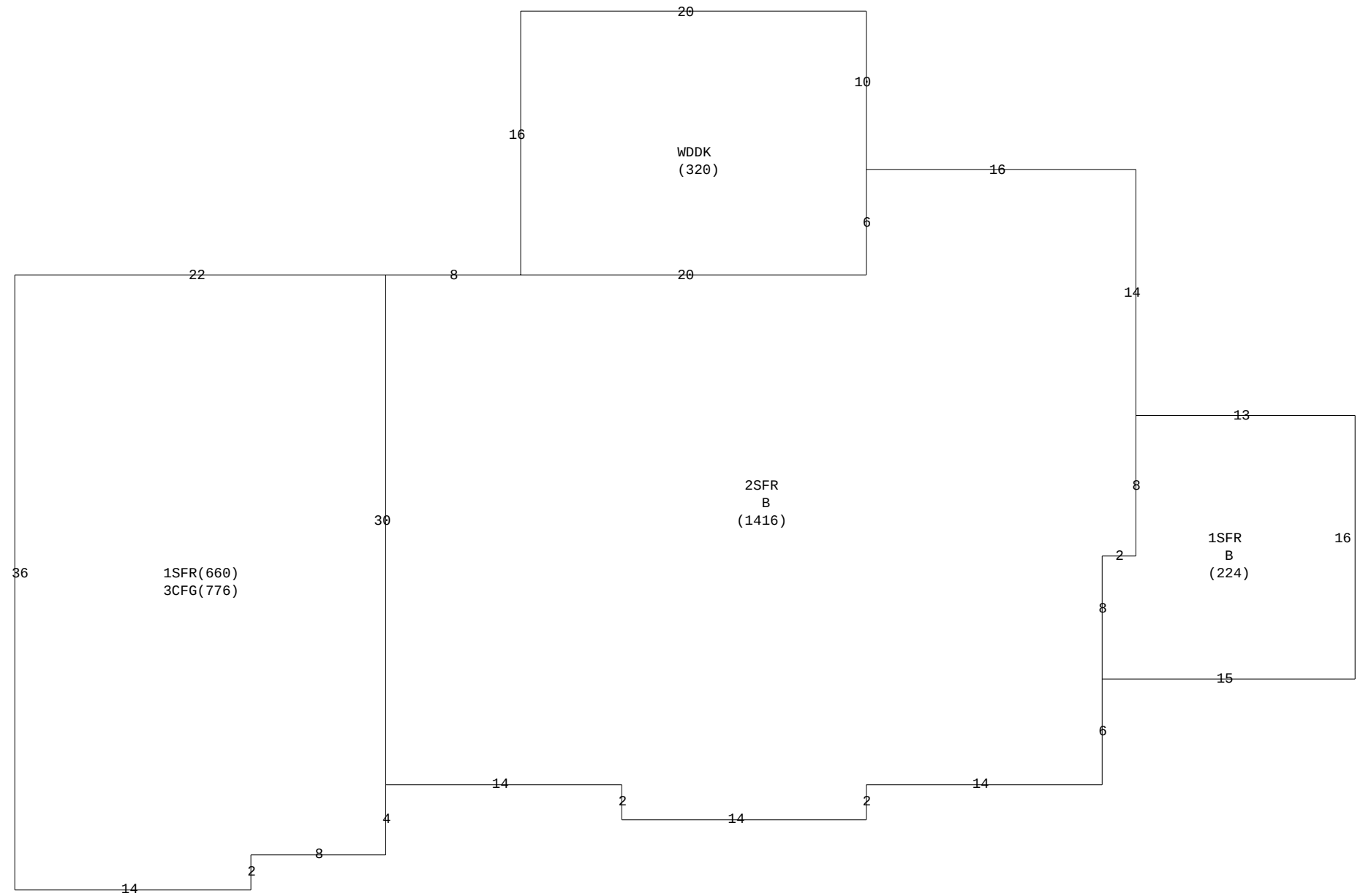
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	776	34,766
G Garages	FSF Full-story fin o/gar	660	44,209
L Living Area	AIR Air conditioning	660	2,006
L Living Area	BSMT Basement addition	224	4,128
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
P Porches, Patios, Decks	DECK Wood deck	320	8,477
Total additions			119,911

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2011	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030		Value at 100%		2,900				

Scale: 1" = 8.28 feet



SALE 6-28-02 431/809 \$300,000 INCLUDES 613 LOVELY & 24 KING RICHARDS