

Property at 00020 WINDSOR COURT

Prop ID 5310020

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Administrative Information

Owner name: OKUMURA CHRISTOPHER YOSHIRO &
Second name: COSTELLO-OKUMURA JENNIFER J
Address: 20 WINDSOR COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 005 Clerk map: 08 072
Lot: 4850197 Neigh.: Zone: R40 Vol: 684 Page: 1097

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	503,970

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 24-Apr-2015
Sale price: 815,000
Sale valid:

Values

Mkt value :
Cost value: 919,957

Summary

Total assessments	643,970
Total exemptions	
Net assessment	643,970

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1288
Mkt/sale :
Assmt/sale: .7901

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.922	200,000	200,000			200,000	140,000
Primary Site		40,162						

.922 acres Total land value 200,000 140,000

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	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	3	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addn'l fixtures	4	Rec Room Size 1,000
Grade	50	A	Whirlpools	1	Living area 3,799
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	1	
Basement	01	Full	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2011		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,510	363,890
Basement	Full			
Heating	Yes	A/C Yes		10,410
Plumbing	3 F/B	2 H/B 4 Add'l fix.	1 Wh/p	21,500
Attic	None	Attic size:		
Additions				113,349
Other Features		WB Stks M Stks RR		37,311
Sub-Total				546,460
Grade	A	Factor 1.5500		847,013
CDU		C&D Factor 1.00		847,013
Depreciation		15 %		719,961
Computed cost value @ 70%				503,973

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	800	35,842
G Garages	FSF Full-story fin o/gar	525	35,167
L Living Area	AIR Air conditioning	525	1,596
L Living Area	BSMT Basement addition	210	3,870
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	AIR Air conditioning	210	638
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	AIR Air conditioning	44	134
P Porches, Patios, Decks	BPAT Brick/flagstone pati	308	7,024

Total additions 113,349

