

Property at 00044 SKY VIEW DRIVE

Prop ID 6060044

Printed 08-Feb-2024 9:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KOTHARI PARUL
 Second name:
 Address: 44 SKY VIEW DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 6060044 Neigh.: Zone: RU2A Vol: 758 Page: 593

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	525,000
Resident Outbldg	2.00	167,230
Resident Dwelling	1.00	1,615,860

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Apr-2021
 Sale price: 500,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 3,312,271

Summary

Total assessments	2,318,590
Total exemptions	
Net assessment	2,318,590

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 6.6245
 Mkt/sale :
 Assmt/sale: 4.6372

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	750,000	750,000			750,000	525,000
Primary Site		87,120						
RES	12	2.000	7,500	15,000			15,000	10,500
Residual		87,120						

4.000 acres

Total land value

765,000

535,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	98	Other		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	07	Hydro Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	60	AA		
Garage	24	Attached 4 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2008

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	799,200
Basement	Full		3,739	
Heating	Yes	A/C Yes		22,690
Plumbing	6 F/B	3 H/B 3 Add'l fix.	1 Wh/p	39,500
Attic	None	Attic size:		
Additions				631,265
Other Features		M Stks RR		67,053
Sub-Total				1,559,708
Grade	AA	Factor 1.8500		2,885,460
CDU		C&D Factor 1.00		2,885,460
Depreciation		20 %		2,308,368
Computed cost value @ 70%				1,615,858

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,560	69,891
G Garages	FSUF Full-story unfin o/g	800	22,629
P Porches, Patios, Decks	CNPY Canopy	320	6,781
G Garages	FRL Attached frame GT 65	1,192	53,404
G Garages	FSF Full-story fin o/gar	778	52,114
L Living Area	BSMT Basement addition	444	8,182
L Living Area	FRFF Frame first floor	444	50,830
L Living Area	AIR Air conditioning	444	1,350
P Porches, Patios, Decks	FEFF Frame enclosed first	1,997	190,438
L Living Area	BSMT Basement addition	588	10,836
L Living Area	FRFF Frame first floor	588	67,315
L Living Area	AIR Air conditioning	588	1,788
P Porches, Patios, Decks	FOFF Frame open first flo	648	39,480
L Living Area	FRUF Frame upper full	648	54,257
L Living Area	AIR Air conditioning	648	1,970

Total additions 631,265

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con			6,547	55.95	2011	C	366,305	50	183,200
Block Detach Garage									
IP1 Indoor pool	20	40	800	110.5	2022	B	111,434	50	55,700
Value at 70%				167,230	Value at 100%				238,900

