

Property at 00019 FORDHAM WAY

Prop ID 6080019

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Administrative Information

Owner name: SARIKONDA YASHODA AND
 Second name: PRATHIGADAPA SREEHARI
 Address: 19 FORDHAM WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 049 Clerk map:
 Lot: 6080019 Neigh.: BH Zone: R30 Vol: 591 Page: 431

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	332,600

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Jun-2009
 Sale price: 560,000
 Sale valid:

Values

Mkt value :
 Cost value: 664,014

Summary

Total assessments	464,810
Total exemptions	
Net assessment	464,810

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1857
 Mkt/sale :
 Assmt/sale: .8300

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	1.850	7,500	13,875		13,875	9,713
Residual		80,586					

2.540 acres

Total land value

188,875

132,213

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	260,190
Basement	Full with walk		979	
Heating	Yes	A/C Yes		7,490
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished		Attic size: 330	12,500
Additions				14,825
Other Features	WB Stks	RR		119,624
				25,321

Sub-Total		439,950
Grade	B+	Factor 1.3500
CDU	C&D Factor 1.00	593,933
Depreciation	20 %	475,146
	Computed cost value @ 70%	332,602

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	520	23,002
G Garages	FSF Full-story fin o/gar	482	32,286
L Living Area	AIR Air conditioning	482	1,465
L Living Area	BSMT Basement addition	280	5,160
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	DECK Wood deck	596	15,788
P Porches, Patios, Decks	FOFF Frame open first flo	148	9,017

Total additions 119,624

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	BUCKINGHAM HERITAGE 04 FARNHAM GRAND
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	01	Fully Finished	Dormer linear f
Grade	43	B+	Full Baths 2
Garage	22	Attached 2 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 3
Air Condition	01	Central Air	Rec Room Size 741
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Living area 3,050
			# Living Units 1
			Saunas
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 2003

