

Property at 00023 FORDHAM WAY

Prop ID 6080023

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Administrative Information

Owner name: RAMACHANDRAN VENKATESH
Second name: LAKSHMINARAYANAN RAMYHAA
Address: 23 FORDHAM WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 049 Clerk map:
Lot: 6080023 Neigh.: BH Zone: R30 Vol: 805 Page: 53

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-2025
Resident Land	.69	122,500			Sale price: 750,000
Resident Dwelling	1.00	301,050			Sale valid:
Resident Outbldg	1.00	2,030			Values
Resident Excess	1.36	7,140			Mkt value : Cost value: 618,171

Summary

Total assessments	432,720	Water	Connecticut	Cost/sale :	.8242
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	432,720	Gas	CNG	Assmt/sale:	.5770

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	1.360	7,500	10,200		10,200	7,140
Residual		59,242					

2.050 acres

Total land value

185,200

129,640

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	BUCKINGHAM HERITAGE 09 JEFFERSON
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 Garage cars 2
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 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 2 Rec Room Size 700
Grade	43	B+	Whirlpools Living area 2,601
Garage	22	Attached 2 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2003

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,056	275,230
Basement	Full with walk			
Heating	Yes	A/C Yes		7,910
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 14,500
Attic	None		Attic size:	
Additions				76,277
Other Features		WB Stks	RR	24,293
Sub-Total				398,210
Grade	B+	Factor 1.3500		537,584
CDU		C&D Factor 1.00		537,584
Depreciation		20 %		430,067
		Computed cost value @ 70%		301,047

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	441	19,919
G Garages	FSF Full-story fin o/gar	265	17,751
L Living Area	AIR Air conditioning	265	806
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
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	240	6,358

Total additions 76,277

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2019	C	5,760	50	2,900
Utility Shed									
Value at 70%			2,030				Value at 100%		2,900

