

Property at 00002 WENTWORTH PLACE

Prop ID 6090002

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Administrative Information

Owner name: MUKKU VAMSIDHAR &
Second name: SRIKANTI VIJAYA
Address: 2 WENTWORTH PLACE
City/state: AVON CT Zip: 06001

Location Information

Map: 049 Clerk map:
Lot: 6090002 Neigh.: BH Zone: R30 Vol: 601 Page: 497

Assessments

Assmt category	Qty	Amount
Resident Land	.38	122,500
Resident Dwelling	1.00	357,500

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 14-Jan-2010
Sale price: 572,500
Sale valid:

Values

Mkt value :
Cost value: 685,714

Summary

Total assessments	480,000
Total exemptions	
Net assessment	480,000

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1978
Mkt/sale :
Assmt/sale: .8384

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.380	175,000	175,000			175,000	122,500
Primary Site		16,553						

.380 acres Total land value 175,000 122,500

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,261	315,260
Basement	Full					
Heating	Yes	A/C Yes				9,040
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	22,000
Attic	None			Attic size:		
Additions						102,295
Other Features		WB Stks	RR			24,293

Sub-Total						472,888
Grade	B+	Factor 1.3500				638,399
CDU		C&D Factor 1.00				638,399
Depreciation		20 %				510,719
		Computed cost value @ 70%				357,503

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	772	34,587
G Garages	FSF Full-story fin o/gar	249	16,679
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
L Living Area	OVER Frame Overhang	13	1,191
P Porches, Patios, Decks	CPAT Concrete patio	144	1,227
L Living Area	AIR Air conditioning	249	757

Total additions 102,295

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial	BUCKINGHAM HERITAGE	07 HUNTINGTON
Exterior Walls	04	Vinyl Siding	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
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	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	700
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,150
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2003	

