

Property at 00028 DEVONSHIRE COURT

Prop ID 6140028

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## Administrative Information

Owner name: CHENDUR SRINATH TTEE AND  
 Second name: MURTHY SUPRIYA TTEE  
 Address: 28 DEVONSHIRE COURT  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map: 03 028  
 Lot: 6140028 Neigh.: Zone: R30 Vol: 798 Page: 136

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 122,500 |
| Resident Outbldg  | 1.00 | 980     |
| Resident Dwelling | 1.00 | 402,390 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 29-May-2015  
 Sale price: 610,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 752,143

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 526,500 |
| Total exemptions  |         |
| Net assessment    | 526,500 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.2330  
 Mkt/sale :  
 Assmt/sale: .8631

## 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  | .120       | 7,500   | 900     |      |      | 900     | 630       |
| Residual     |     | 5,227      |         |         |      |      |         |           |

.810 acres

Total land value

175,900

123,130

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium |  |
|----------------|------|------------------|-------------|--|
| Style          | 19   | Modern Colonial  |             |  |
| Exterior Walls | 04   | Vinyl Siding     |             |  |
| Roof Material  | 01   | Asphalt Shingles |             |  |
| Roof Type      | 02   | Hip              |             |  |
| Foundation     | 01   | Poured Concrete  |             |  |
| Interior Walls | 02   | Drywall          |             |  |
| Floors         | 07   | Hardwood/Carpet  |             |  |
| Heating System | 02   | Forced Hot Air   |             |  |
| Fuel           | 02   | Natural Gas      |             |  |
| Attic          | 99   | None             |             |  |
| Grade          | 47   | A-               |             |  |
| Garage         | 23   | Attached 3 car   |             |  |
| Area Over Gar. | 01   | Fully Finished   |             |  |
| Basement       | 04   | Full with walk-o |             |  |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  |             |  |
| Air Condition  | 01   | Central Air      |             |  |
| Interior Cond  | 06   | Very Good        |             |  |
| Exterior Cond  | 06   | Very Good        |             |  |

Actual Year Built: 2003

## Building Valuation Summary

|                |                |                |              |                           |         |         |
|----------------|----------------|----------------|--------------|---------------------------|---------|---------|
| Dwelling       | Frame          | 2 story w/bsmt |              |                           | Area    |         |
| Basement       | Full with walk |                |              |                           | 1,288   | 320,540 |
| Heating        | Yes            | A/C            | Yes          |                           |         | 9,190   |
| Plumbing       | 4 F/B          | 1 H/B          | 2 Add'l fix. | 1 Wh/p                    | Saunas  | 22,000  |
| Attic          | None           | Attic size:    |              |                           |         |         |
| Additions      |                |                |              |                           |         | 138,539 |
| Other Features | WB Stks        |                | RR           |                           | 38,326  |         |
|                |                |                |              |                           |         |         |
| Sub-Total      |                |                |              |                           |         | 528,595 |
| Grade          | A-             | Factor         | 1.4500       |                           |         | 766,463 |
| CDU            |                | C&D Factor     | 1.00         |                           |         | 766,463 |
| Depreciation   |                |                |              | 25 %                      | 574,847 |         |
|                |                |                |              | Computed cost value @ 70% | 402,393 |         |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 736  | 32,974 |
| G Garages                | FSF Full-story fin o/gar | 720  | 48,228 |
| L Living Area            | AIR Air conditioning     | 720  | 2,189  |
| L Living Area            | BSMT Basement addition   | 350  | 6,450  |
| L Living Area            | FRFF Frame first floor   | 350  | 40,068 |
| L Living Area            | AIR Air conditioning     | 350  | 1,064  |
| P Porches, Patios, Decks | DECK Wood deck           | 140  | 3,709  |
| P Porches, Patios, Decks | CNPY Canopy              | 182  | 3,857  |

Total additions 138,539

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd           | RCN   | Depr | Value |
|--------------|-----|-----|------|-------|------|---------------|-------|------|-------|
| RS1 Frame    | 8   | 12  | 96   | 30.00 |      | C             | 2,880 | 50   | 1,400 |
| Utility Shed |     |     |      |       |      |               |       |      |       |
| Value at 70% |     |     |      |       | 980  | Value at 100% |       |      | 1,400 |

