

Property at 00015 STOCKBRIDGE DRIVE

Prop ID 6220015

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Administrative Information

Owner name: GRAD JOHN &
 Second name: GARAFOLA GINA
 Address: 15 STOCKBRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 6220015 Neigh.: Zone: R40 Vol: 805 Page: 378

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jul-2025
Resident Land	.92	140,000				Sale price: 1,155,000
Resident Excess	.04	210				Sale valid: 14
Resident Dwelling	1.00	878,780				Values
						Mkt value :
						Cost value: 1,455,700
Summary			Utilities		Sales ratios	
Total assessments	1,018,990		Water	Connecticut	Cost/sale :	1.2603
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	1,018,990		Gas	CNG	Assmt/sale:	.8822

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site	40,075							
RES	12	.040	7,500	300			300	210
Residual	1,742							
		.960 acres	Total land value				200,300	140,210

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	19	Modern Colonial			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	02	Hip			
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars 4
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	01	Hardwood	Family Rooms	1	Dormer linear f
Heating System	07	Hydro Air	Full Baths	4	Masonry trim sf 1,056
Fuel	02	Natural Gas	Half Baths	3	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	4	Rec Room Size 550
Grade	60	AA	Whirlpools		Living area 5,858
Garage	24	Attached 4 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	01	Full	W/B stacks	3	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2007		

Building Valuation Summary

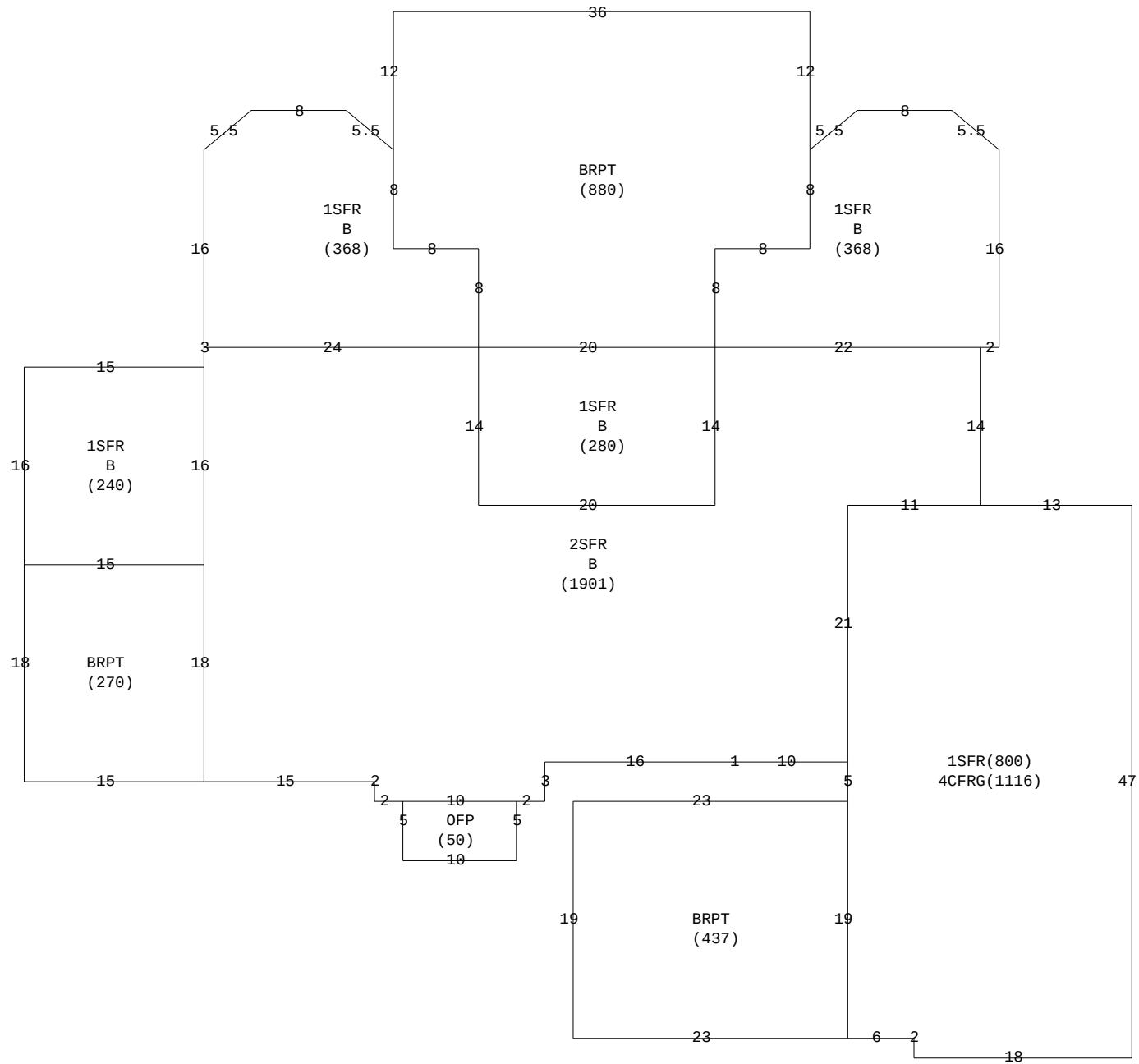
Dwelling	Frame	2 story w/bsmt	Area	1,901	440,250
Basement	Full				
Heating	Yes	A/C Yes			12,560
Plumbing	4 F/B	3 H/B	4 Add'l fix.	Wh/p	Saunas 27,500
Attic	None		Attic size:		
Additions					316,008
Other Features	Mason Trim	WB Stks	RR		51,922
Sub-Total					848,240
Grade	AA	Factor 1.8500			1,569,244
CDU		C&D Factor 1.00			1,569,244
Depreciation		20 %			1,255,395
Computed cost value @ 70%					878,777

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	270	6,157
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
L Living Area	AIR Air conditioning	240	730
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	BSMT Basement addition	368	6,782
L Living Area	AIR Air conditioning	368	1,119
P Porches, Patios, Decks	BPAT Brick/flagstone pati	880	20,068
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	BSMT Basement addition	368	6,782
L Living Area	AIR Air conditioning	368	1,119
L Living Area	FRFF Frame first floor	280	32,055
L Living Area	BSMT Basement addition	280	5,160
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	BPAT Brick/flagstone pati	437	9,965
G Garages	FRL Attached frame GT 65	1,116	49,999
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432
Total additions			316,008

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				



FORECLOSURE BY SALE COMM DEED TO GRAD/GARAFOLA V805 P378 7-10-25