

Property at 00044 ARLINGTON DRIVE

Prop ID 6260044

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Administrative Information

Owner name: RANA SAGAR AND
 Second name: PATEL KHUSHBU
 Address: 44 ARLINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 022 Clerk map:
 Lot: 6260044 Neigh.: BH Zone: R30 Vol: 800 Page: 546

Assessments

Assmt category	Qty	Amount
Resident Land	.49	122,500
Resident Dwelling	1.00	325,960
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jan-2025
 Sale price: 860,000
 Sale valid:

Values

Mkt value :
 Cost value: 642,057

Summary

Total assessments	449,440
Total exemptions	
Net assessment	449,440

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7466
 Mkt/sale :
 Assmt/sale: .5226

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.490	175,000	175,000			175,000	122,500
Primary Site		21,344						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial	BUCKINGHAM HERITAGE	03 FARNHAM II
Exterior Walls	04	Vinyl Siding	Story Height 2.0	
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip	Total Rooms 8	
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
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	Actual Year Built: 2006	
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	979	260,190
Basement	Full with walk		
Heating	Yes A/C Yes		7,490
Plumbing	3 F/B 1 H/B 3 Add'l fix.	Wh/p	Saunas 15,000
Attic	Fully Finished	Attic size: 375	15,765
Additions			105,670
Other Features	WB Stks RR		27,049
Sub-Total			431,164
Grade	B+	Factor 1.3500	582,071
CDU		C&D Factor 1.00	582,071
Depreciation		20 %	465,657
Computed cost value @ 70%			325,960

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	336	8,901
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950

Total additions 105,670

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2006	C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

