

Property at 00006 CHARLOTTE COURT

Prop ID 6290006

Printed 07-May-2025 3:23 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: REDDY UPENDRANATH AND
 Second name: NAGIREDDY RAJANI
 Address: 6 CHARLOTTE COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 6290006 Neigh.: Zone: R40 Vol: 768 Page: 1168

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	510,080

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Nov-2021
 Sale price: 879,000
 Sale valid:

Values

Mkt value :
 Cost value: 928,686

Summary

Total assessments	650,080
Total exemptions	
Net assessment	650,080

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0565
 Mkt/sale :
 Assmt/sale: .7396

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.919	200,000	200,000		200,000	140,000
Primary Site		40,032					

.919 acres Total land value 200,000 140,000

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	08	Geothermal	Family Rooms	1
Fuel	03	Electric	Full Baths	4
Attic	99	None	Half Baths	1
Grade	50	A	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	1
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	05	Good	W/B openings	1
Exterior Cond	05	Good	Actual Year Built: 2007	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,462	354,520
Basement	Full				
Heating	No	A/C Yes			10,150
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	22,500
Attic	None	Attic size:			
Additions					165,674
Other Features		WB Stks M Stks RR			34,811
Sub-Total					587,655
Grade	A	Factor 1.5500			910,865
CDU		C&D Factor 1.00			910,865
Depreciation		20 %			728,692
		Computed cost value @ 70%			510,084

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	862	38,619
G Garages	FSF Full-story fin o/gar	280	18,756
L Living Area	AIR Air conditioning	280	851
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
L Living Area	BSMT Basement addition	504	9,288
L Living Area	FRFF Frame first floor	504	57,698
L Living Area	AIR Air conditioning	504	1,532
L Living Area	FRUF Frame upper full	396	33,157
L Living Area	AIR Air conditioning	396	1,204

Total additions 165,674

