

Property at 00002 WELLESLEY COURT

Prop ID 6330002

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Administrative Information

Owner name: KUKREJA SUNIL L & ANNABELLE B
 Second name:
 Address: 2 WELLESLEY COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 6330002 Neigh.: Zone: R40 Vol: 762 Page: 981

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	105,000	APA Veteran	593,000	Sale date: 02-Apr-2018
Resident Outbldg	1.00	1,470	DAC Veteran	1,470	Sale price: 795,500
Resident Dwelling	1.00	487,190			Sale valid:

Values	
Mkt value :	849,243
Cost value:	849,243

Summary

Summary		Utilities		Sales ratios	
Total assessments	594,470	Water	Connecticut	Cost/sale :	1.0676
Total exemptions	594,470	Sewer	Public sewer	Mkt/sale :	
Net assessment		Gas	CNG	Assmt/sale:	.7473

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000	.25	150,000	105,000
Primary Site		40,075					
RES	12	.615	7,500	4,613	.75	1,153	807
Residual		26,789					

1.535 acres Total land value 151,153 105,807

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
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	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Living area	4,144
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 2016				

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,734	407,640
Basement	Full with walk		
Heating	Yes A/C Yes		11,640
Plumbing	4 F/B 1 H/B 4 Add'l fix. Wh/p		20,500
Attic	None Attic size:		
Additions			90,599
Other Features	WB Stks RR		34,317

Sub-Total		564,696
Grade	A-	
CDU	Factor 1.4500	818,809
Depreciation	C&D Factor 1.00	818,809
	15 %	695,988
	Computed cost value @ 70%	487,192

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	792	35,483
G Garages	FSF Full-story fin o/gar	648	43,406
L Living Area	AIR Air conditioning	648	1,970
L Living Area	BSMT Basement addition	28	516
L Living Area	AIR Air conditioning	28	85
L Living Area	FRFF Frame first floor	28	3,205
P Porches, Patios, Decks	DECK Wood deck	224	5,934

Total additions 90,599

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2018	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

Scale: 1" = 9.35 feet