

Property at 00006 CRANBROOK

Prop ID 6350006

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Administrative Information

Owner name: WANG YANLIN AND
 Second name: ZHENG CHUHONG
 Address: 6 CRANBROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 13 005
 Lot: 6350006 Neigh.: Zone: R40 Vol: 721 Page: 504

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.17	890
Resident Dwelling	1.00	573,040

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Jul-2018
 Sale price: 740,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,019,900

Summary

Total assessments	713,930
Total exemptions	
Net assessment	713,930

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3782
 Mkt/sale :
 Assmt/sale: .9648

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	.170	7,500	1,275		1,275	893
Residual		7,405					

1.090 acres

Total land value

201,275

140,893

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		Unknown		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	01	Fully Finished	Half Baths	
Grade	47	A-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	1
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2013	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	1,632
Basement	Full		387,720
Heating	Yes	A/C Yes	11,080
Plumbing	4 F/B	H/B 3 Add'l fix.	Wh/p Saunas
Attic	Fully Finished	Attic size: 492	16,500
Additions			18,208
Other Features	Mason Trim	M Stks	221,769
			8,929

Sub-Total		664,206
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		15 %
		Computed cost value @ 70%
		573,044

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
G Garages	FSF Full-story fin o/gar	496	33,224
L Living Area	AIR Air conditioning	496	1,508
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021
L Living Area	BSMT Basement addition	392	7,224
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	AIR Air conditioning	392	1,192
L Living Area	BSMT Basement addition	208	3,833
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	AIR Air conditioning	208	632
L Living Area	BSMT Basement addition	381	7,021
L Living Area	FRFF Frame first floor	381	43,617
L Living Area	AIR Air conditioning	381	1,158
P Porches, Patios, Decks	BPAT Brick/flagstone pati	857	19,543

Total additions 221,769

