

Property at 00011 CRANBROOK

Prop ID 6350011

Printed 08-Feb-2024 10:51 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KAUR ANTARPREET AND
 Second name: SINGH PRABHJYOT
 Address: 11 CRANBROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 13 005
 Lot: 6350011 Neigh.: Zone: R40 Vol: 719 Page: 296

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.08	420
Resident Dwelling	1.00	501,440
Resident Outbldg	1.00	2,520

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 01-Jun-2018
 Sale price: 740,000
 Sale valid:

Values

Mkt value :
 Cost value: 920,543

Summary

Total assessments	644,380
Total exemptions	
Net assessment	644,380

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2440
 Mkt/sale :
 Assmt/sale: .8708

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	.080	7,500	600		600	420
Residual	3,485						

1.000 acres

Total land value

200,600

140,420

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	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	5
Grade	47	A-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2013	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	311,550
Basement	Full		1,242	
Heating	Yes	A/C Yes		8,930
Plumbing	4 F/B	1 H/B	5 Add'l fix.	21,000
Attic	None		Wh/p Saunas	
Additions			Attic size:	189,897
Other Features	Mason Trim	M Stks RR		49,839
Sub-Total				581,216
Grade	A-	Factor 1.4500		842,763
CDU		C&D Factor 1.00		842,763
Depreciation		15 %		716,349
		Computed cost value @ 70%		501,444

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	756	33,870
G Garages	FSF Full-story fin o/gar	534	35,769
L Living Area	AIR Air conditioning	534	1,623
L Living Area	BSMT Basement addition	378	6,966
L Living Area	FRFF Frame first floor	378	43,274
L Living Area	AIR Air conditioning	378	1,149
L Living Area	BSMT Basement addition	65	1,198
L Living Area	FRFF Frame first floor	65	7,441
L Living Area	AIR Air conditioning	65	198
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
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	FRFF Frame first floor	16	1,832

Total additions 189,897

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2014	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

