

Property at 00025 CRANBROOK

Prop ID 6350025

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Administrative Information

Owner name: SUBBU RAJESH V & ROOPA
 Second name:
 Address: 25 CRANBROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 13 005
 Lot: 6350025 Neigh.: Zone: R40 Vol: 667 Page: 18

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.14	740
Resident Dwelling	1.00	524,870
Resident Outbldg	1.00	3,010

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 13-Sep-2013
 Sale price: 851,188
 Sale valid:

Values

Mkt value :
 Cost value: 955,171

Summary

Total assessments	668,620
Total exemptions	
Net assessment	668,620

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1222
 Mkt/sale :
 Assmt/sale: .7855

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	.140	7,500	1,050		1,050	735
Residual		6,098					

1.060 acres

Total land value

201,050

140,735

Residential Dwelling Information

Subject Code Description

Style	19	Modern Colonial
Exterior Walls	01	Clapboards
Roof Material	01	Asphalt Shingles
Roof Type	02	Hip
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	07	Hardwood/Carpet
Heating System	02	Forced Hot Air
Fuel	02	Natural Gas
Attic	99	None
Grade	47	A-
Garage	23	Attached 3 car
Area Over Gar.	01	Fully Finished
Basement	04	Full with walk-o
Bsmt Fin Qual	02	Rec Room w/o air
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0		
Total Rooms	10	Garage cars 3
Bedrooms	4	Unfinished area
Family Rooms	1	Dormer linear f
Full Baths	4	Masonry trim sf 200
Half Baths	1	Finish bsmt sz
Addn'l fixtures	4	Rec Room Size 1,000
Whirlpools		Living area 4,247
Saunas		# Living Units 1
M/F stacks	1	
W/B stacks		
W/B openings		

Actual Year Built: 2013

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,366	335,770
Basement	Full with walk		
Heating	Yes A/C Yes		9,620
Plumbing	4 F/B 1 H/B 4 Add'l fix. Wh/p		20,500
Attic	None Attic size:		
Additions			214,068
Other Features	Mason Trim M Stks RR		28,409

Sub-Total		608,367
Grade A-	Factor 1.4500	882,132
CDU	C&D Factor 1.00	882,132
Depreciation	15 %	749,812
	Computed cost value @ 70%	524,868

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	770	34,498
G Garages	FSF Full-story fin o/gar	640	42,870
L Living Area	AIR Air conditioning	640	1,946
L Living Area	BSMT Basement addition	330	6,081
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	AIR Air conditioning	330	1,003
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	BSMT Basement addition	153	2,819
L Living Area	FRFF Frame first floor	153	17,516
L Living Area	AIR Air conditioning	153	465
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
P Porches, Patios, Decks	DECK Wood deck	224	5,934

Total additions 214,068

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	24	288	30.00	2023	C	8,640	50	4,300
Utility Shed									

Value at 70% 3,010

Value at 100% 4,300

