

Property at 00009 WEATHERSTONE

Prop ID 6380009

Printed 09-Sep-2026 3:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PATEL NANDAN A & ANKITA
 Second name:
 Address: 9 WEATHERSTONE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 6380009 Neigh.: Zone: R40 Vol: 817 Page: 1086

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.01	50
Resident Dwelling	1.00	504,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Aug-2026
 Sale price: 1,255,000
 Sale valid:

Values

Mkt value :
 Cost value: 920,443

Summary

Total assessments	644,310
Total exemptions	
Net assessment	644,310

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7334
 Mkt/sale :
 Assmt/sale: .5134

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	.010	7,500	75			75	53
Residual	436							

.930 acres

Total land value

200,075

140,053

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	150
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	1,360
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,954
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2012				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,296	322,100
Basement	Full with walk				
Heating	Yes	A/C Yes			9,230
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		23,000
Additions					190,527
Other Features	Mason Trim	M Stks RR			39,624
Sub-Total					584,481
Grade	A-	Factor 1.4500			847,497
CDU		C&D Factor 1.00			847,497
Depreciation		15 %			720,372
Computed cost value @ 70%					504,260

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	600	40,190
L Living Area	AIR Air conditioning	600	1,824
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
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
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	DECK Wood deck	408	10,808

Total additions 190,527

