

Property at 00014 WEATHERSTONE

Prop ID 6380014

Printed 08-Feb-2024 10:56 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: JAVED QURATULAIN AND
 Second name: KHAN NADIR ALI
 Address: 14 WEATHERSTONE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map:
 Lot: 6380014 Neigh.: Zone: R40 Vol: 763 Page: 1295

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	651,370
Resident Outbldg	2.00	28,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Aug-2021
 Sale price: 1,100,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,171,786

Summary

Total assessments	820,250
Total exemptions	
Net assessment	820,250

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0653
 Mkt/sale :
 Assmt/sale: .7457

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	.020	7,500	150			150	105
Residual		871						

.940 acres

Total land value

200,150

140,105

Residential Dwelling Information

Subject	Code	Description	Condominium	
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	01	Hardwood		
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	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2012

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				2,178	494,350
Heating	Yes	A/C Yes				14,090
Plumbing	6 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas	30,000
Attic	None	Attic size:				
Additions						185,947
Other Features	Mason Trim	M Stks RR				30,602

Sub-Total					754,989
Grade	A-	Factor 1.4500			1,094,734
CDU		C&D Factor 1.00			1,094,734
Depreciation		15 %			930,524
		Computed cost value @ 70%			651,367

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	BSMT Basement addition	396	7,297
L Living Area	AIR Air conditioning	396	1,204
G Garages	FRL Attached frame GT 65	726	32,526
G Garages	FSF Full-story fin o/gar	297	19,894
L Living Area	AIR Air conditioning	297	903
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	BSMT Basement addition	420	7,740
L Living Area	AIR Air conditioning	420	1,277
P Porches, Patios, Decks	FOFF Frame open first flo	356	21,690

Total additions 185,947

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	19	38	722	110.5	2014	C	79,817	50	39,900
RS1 Frame Utility Shed	8	10	80	30.00	2014	C	2,400	50	1,200
Value at 70%			28,770				Value at 100%		41,100

