

Property at 00004 STRATFORD CROSSING

Prop ID 6470004

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Administrative Information

Owner name: SUBRAMANI SATHYASEELAN AND
 Second name: SATHYASEELAN GAYTHRI
 Address: 4 STRATFORD CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 017
 Lot: 6470004 Neigh.: Zone: R30 Vol: 709 Page: 1113

Assessments

Assmt category	Qty	Amount
Resident Land	.46	122,500
Resident Dwelling	1.00	352,830
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-Jun-2017
 Sale price: 200,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 681,443

Summary

Total assessments	477,010
Total exemptions	
Net assessment	477,010

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.4072
 Mkt/sale :
 Assmt/sale: 2.3851

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.459	175,000	175,000			175,000	122,500
Primary Site		19,994						

.459 acres Total land value 175,000 122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
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	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2017

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area 1,300	322,880
Basement	Full with walk						
Heating	Yes	A/C Yes					9,250
Plumbing	2 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas		12,000
Attic	None	Attic size:					
Additions							39,111
Other Features	M Stks						3,000

Sub-Total				386,241
Grade	A-	Factor 1.4500		560,049
CDU		C&D Factor 1.00		560,049
Depreciation		10 %		504,044
		Computed cost value @ 70%		352,831

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
G Garages	FSF Full-story fin o/gar	90	6,029
L Living Area	AIR Air conditioning	90	274
L Living Area	BSMT Basement addition	28	516
L Living Area	FRFF Frame first floor	28	3,205
L Living Area	AIR Air conditioning	28	85
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 39,111

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2026	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

