

Property at 00005 STRATFORD CROSSING

Prop ID 6470005

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Administrative Information

Owner name: STRAIT BRIAN
 Second name:
 Address: 5 STRATFORD CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 017
 Lot: 6470005 Neigh.: Zone: R30 Vol: 743 Page: 1070

Assessments

Assmt category	Qty	Amount
Resident Land	.51	122,500
Resident Dwelling	1.00	429,150
Resident Outbldg	1.00	1,470

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 29-Jul-2020
 Sale price: 665,000
 Sale valid:

Values

Mkt value :
 Cost value: 790,171

Summary

Total assessments	553,120
Total exemptions	
Net assessment	553,120

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1882
 Mkt/sale :
 Assmt/sale: .8318

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.512	175,000	175,000		175,000	122,500
Primary Site		22,303					

.512 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	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
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	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Living area	3,114
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2015	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,502	362,330
Basement	Full				
Heating	Yes	A/C Yes			10,370
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	Saunas	23,000
Attic	None	Attic size:			
Additions					51,043
Other Features		M Stks RR			23,049
Sub-Total					469,792
Grade	A-	Factor 1.4500			681,198
CDU		C&D Factor 1.00			681,198
Depreciation		10 %			613,078
Computed cost value @ 70%					429,155

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	110	7,368
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	BPAT Brick/flagstone pati	264	6,020

Total additions 51,043

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2021	C	4,200	50	2,100
Utility Shed									
Value at 70%					1,470	Value at 100%			
						2,100			

