

Property at 00018 STRATFORD CROSSING

Prop ID 6470018

Printed 12-Jun-2024 3:15 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PANETTA ANJA SUMMERS &
 Second name: CHRISTOPHER ROBERT
 Address: 18 STRATFORD CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 017
 Lot: 6470018 Neigh.: Zone: R30 Vol: 764 Page: 105

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	429,850
Resident Outbldg	1.00	18,690

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 10-Aug-2021
 Sale price: 809,900
 Sale valid:

Values

Mkt value :
 Cost value: 815,771

Summary

Total assessments	571,040
Total exemptions	
Net assessment	571,040

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0072
 Mkt/sale :
 Assmt/sale: .7051

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	175,000	175,000		175,000	122,500
Primary Site		30,056					

.690 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	12	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2016

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,528	367,410
Basement	Full with walk			
Heating	Yes	A/C Yes		10,510
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None	Attic size:		
Other Features	M Stks RR			24,953
Sub-Total				470,552
Grade	A-	Factor 1.4500		682,300
CDU		C&D Factor 1.00		682,300
Depreciation		10 %		614,070
		Computed cost value @ 70%		429,849

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	858	38,440
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
P Porches, Patios, Decks	DECK Wood deck	144	3,815

Total additions 45,179

Outbuilding Information

Description	Wid Len	Area	Rate	Year Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr		720	74.05	2017 C	53,316	50	26,700
Value at 70%	18,690				Value at 100%		26,700

