

Property at 00026 STRATFORD CROSSING

Prop ID 6470026

Printed 08-Feb-2024 11:08 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SMITH KERIANN L
 Second name:
 Address: 26 STRATFORD CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 017
 Lot: 6470026 Neigh.: Zone: R30 Vol: 715 Page: 312

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	491,660

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Feb-2017
 Sale price: 200,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 877,371

Summary

Total assessments	614,160
Total exemptions	
Net assessment	614,160

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.3869
 Mkt/sale :
 Assmt/sale: 3.0708

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	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
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	5
Garage	23	Attached 3 car	Half Baths	
Area Over Gar.	99	None	Masonry trim sf	
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	970
Interior Cond	05	Good	Living area	3,704
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2016				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,802	420,920
Basement	Full with walk					
Heating	Yes	A/C	Yes			12,020
Plumbing	5 F/B	H/B	4 Add'l fix.	Wh/p	Saunas	22,000
Attic	None	Attic size:				
Additions						55,961
Other Features	M Stks RR					27,309

Sub-Total				538,210
Grade	A-	Factor 1.4500		780,405
CDU		C&D Factor 1.00		780,405
Depreciation		10 %		702,365
		Computed cost value @ 70%		491,656

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	770	34,498
L Living Area	BSMT Basement addition	100	1,843
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	DECK Wood deck	228	6,040

Total additions 55,961

