

Property at 00027 STRATFORD CROSSING

Prop ID 6470027

Printed 21-Mar-2024 1:36 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SMITH SEAN M & LISA M
Second name:
Address: 27 STRATFORD CROSSING
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 017
Lot: 6470027 Neigh.: Zone: R30 Vol: 722 Page: 085

Assessments

Assmt category	Qty	Amount
Resident Land	.53	122,500
Resident Dwelling	1.00	456,130

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 16-Aug-2018
Sale price: 635,000
Sale valid:

Values

Mkt value :
Cost value: 826,614

Summary

Total assessments	578,630
Total exemptions	
Net assessment	578,630

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3018
Mkt/sale :
Assmt/sale: .9112

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.529	175,000	175,000			175,000	122,500
Primary Site	23,043							

.529 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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
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	3
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	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,618
			# 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 1,250	313,120
Basement	Full			
Heating	Yes	A/C Yes		8,980
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				156,724
Other Features		M Stks		3,000

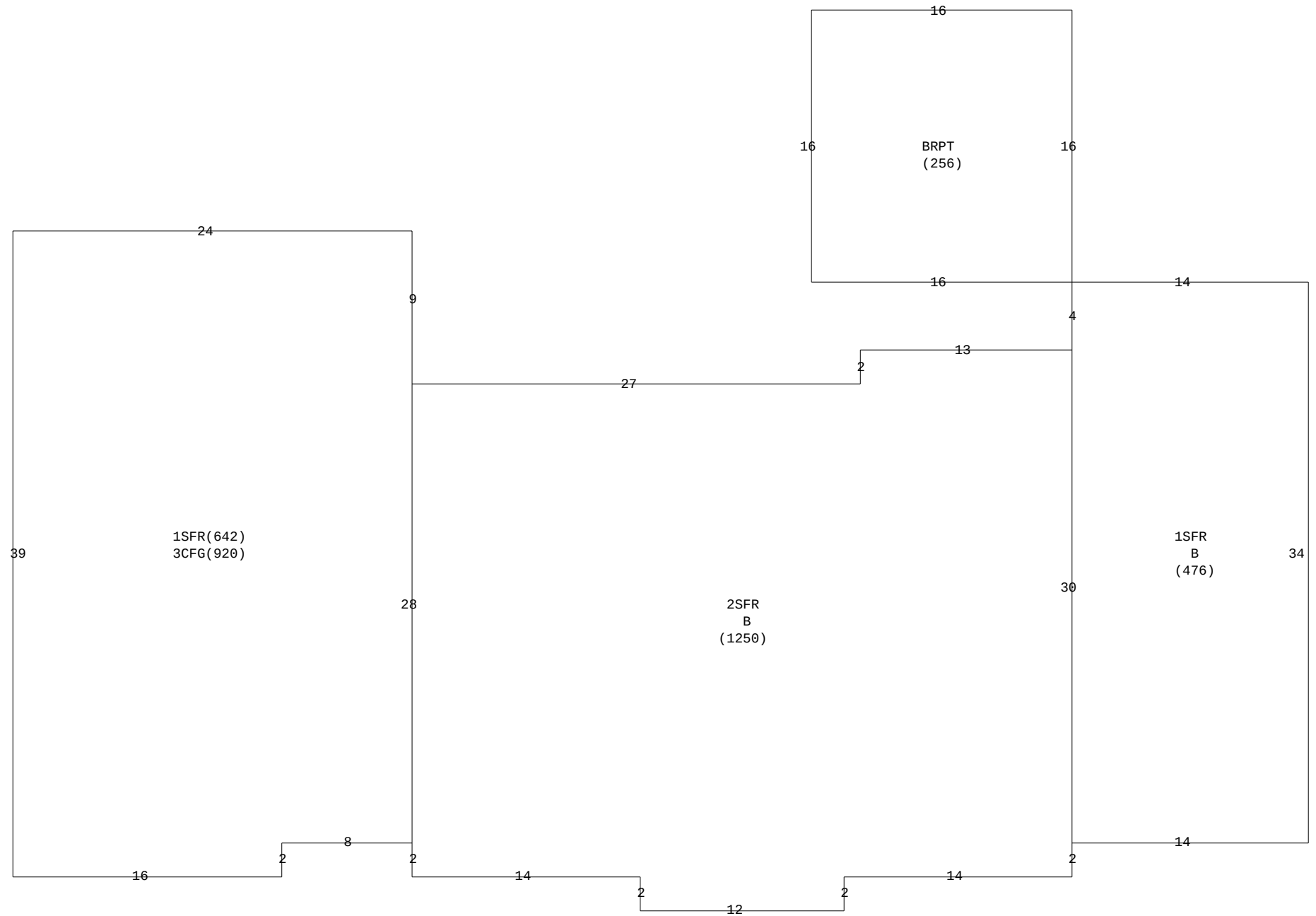
Sub-Total			499,324
Grade	A-	Factor 1.4500	724,020
CDU		C&D Factor 1.00	724,020
Depreciation		10 %	651,618
		Computed cost value @ 70%	456,133

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	920	41,218
G Garages	FSF Full-story fin o/gar	642	43,004
L Living Area	AIR Air conditioning	642	1,952
L Living Area	BSMT Basement addition	476	8,772
L Living Area	FRFF Frame first floor	476	54,493
L Living Area	AIR Air conditioning	476	1,447
P Porches, Patios, Decks	BPAT Brick/flagstone pati	256	5,838

Total additions 156,724

Scale: 1" = 8.18 feet



PROB CERT ROBERT A SCHREIBMAN 8/16/18 V722 P84