

Property at 00034 STRATFORD CROSSING

Prop ID 6470034

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Administrative Information

Owner name: MORELLO LAWRENCE J
Second name:
Address: 34 STRATFORD CROSSING
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 017
Lot: 6470034 Neigh.: Zone: R30 Vol: 695 Page: 001

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	501,830

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 29-Feb-2016
Sale price: 200,000
Sale valid: 7

Values

Mkt value :
Cost value: 891,900

Summary

Total assessments	624,330
Total exemptions	
Net assessment	624,330

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.4595
Mkt/sale :
Assmt/sale: 3.1217

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.689	175,000	175,000			175,000	122,500
Primary Site		30,013						

.689 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	07	Hardwood/Carpet	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	2
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	1,000
Interior Cond	05	Good	Living area	4,047
Exterior Cond	05	Good	Whirlpools	
			# 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 1,680	397,090
Basement	Full			
Heating	Yes	A/C Yes		11,350
Plumbing	3 F/B	2 H/B 4 Add'l fix.	Wh/p	19,000
Attic	None	Attic size:		
Additions				93,852
Other Features		M Stks RR		28,061

Sub-Total				549,353
Grade	A-	Factor 1.4500		796,562
CDU		C&D Factor 1.00		796,562
Depreciation		10 %		716,906
		Computed cost value @ 70%		501,834

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	805	36,066
G Garages	FSF Full-story fin o/gar	635	42,535
L Living Area	AIR Air conditioning	635	1,930
L Living Area	BSMT Basement addition	52	958
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	AIR Air conditioning	52	158
P Porches, Patios, Decks	DECK Wood deck	236	6,252

Total additions 93,852

