

Property at 00042 STRATFORD CROSSING

Prop ID 6470042

Printed 08-Feb-2024 11:09 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THE 42 STRATFORD CROSSING TRUST
 Second name:
 Address: 42 STRATFORD CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 017
 Lot: 6470042 Neigh.: Zone: R30 Vol: 776 Page: 501

Assessments

Assmt category	Qty	Amount
Resident Land	.65	122,500
Resident Dwelling	1.00	412,950

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Jun-2022
 Sale price: 850,000
 Sale valid:

Values

Mkt value :
 Cost value: 764,929

Summary

Total assessments	535,450
Total exemptions	
Net assessment	535,450

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8999
 Mkt/sale :
 Assmt/sale: .6299

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.653	175,000	175,000			175,000	122,500
Primary Site		28,445						

.653 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	Half Baths	1
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addn'l fixtures	4
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,000
Air Condition	01	Central Air	Living area	3,300
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2014				

Building Valuation Summary

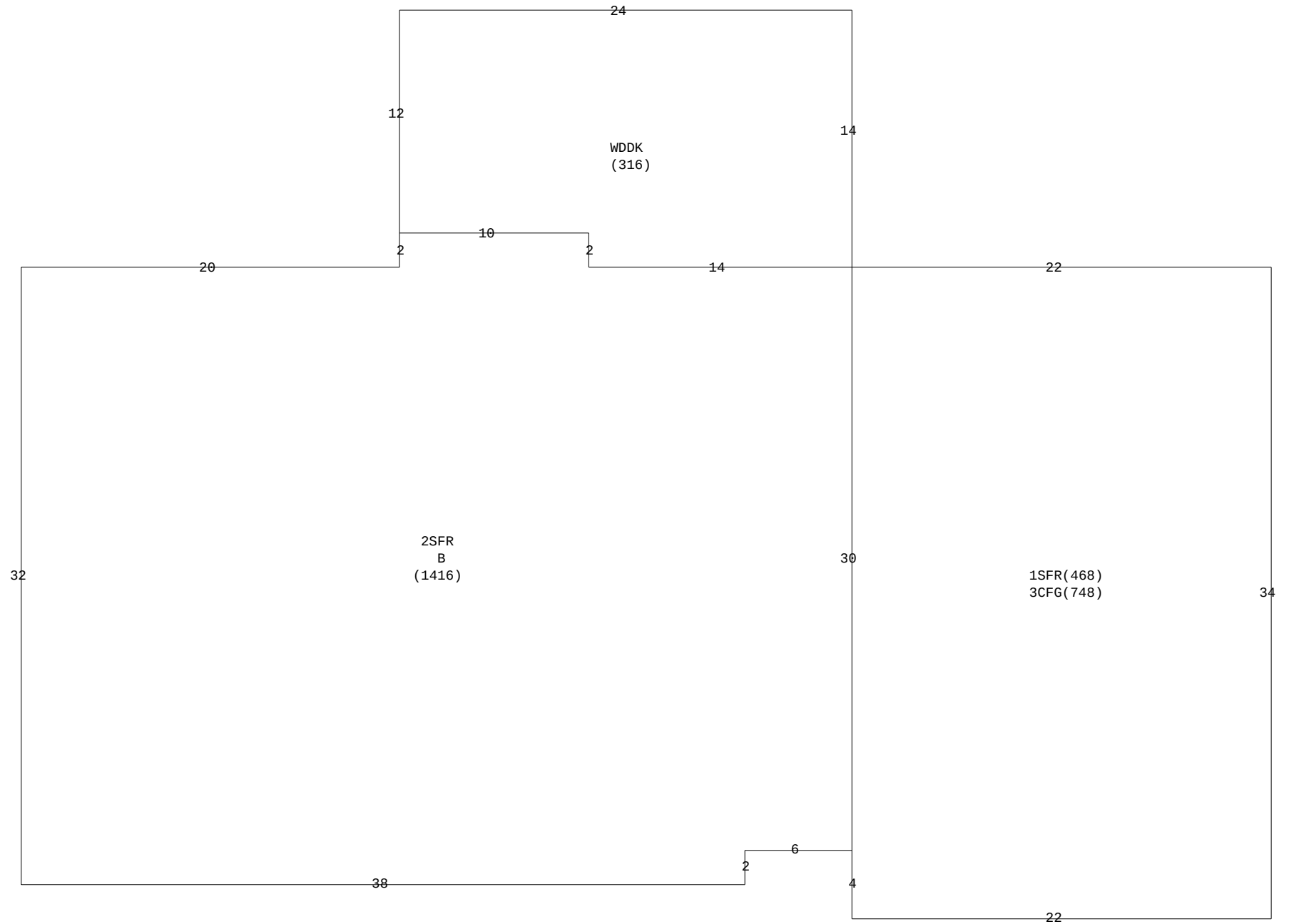
	Area	
Dwelling Frame 2 story w/bsmt	1,416	345,540
Basement Full with walk		
Heating Yes A/C Yes		9,890
Plumbing 4 F/B 1 H/B 4 Add'l fix. Wh/p		20,500
Attic None Attic size:		
Additions		74,655
Other Features M Stks RR		28,061

Sub-Total	478,646
Grade A- Factor 1.4500	694,037
CDU C&D Factor 1.00	694,037
Depreciation 15 %	589,931
Computed cost value @ 70%	412,952

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	468	31,349
L Living Area	AIR Air conditioning	468	1,423
P Porches, Patios, Decks	DECK Wood deck	316	8,371

Total additions 74,655



SALE 5-28-14 V 674 P 320 \$1,100,000 INCLS 50 STRATFORD CROSSING,
58 STRATFORD CROSSING, 14 BEECHWOOD HOLLOW, 15 BEECHWOOD HOLLOW