

Property at 00050 STRATFORD CROSSING

Prop ID 6470050

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Administrative Information

Owner name: HALES JARED ISAAC & REBECCA S
 Second name:
 Address: 50 STRATFORD CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 018
 Lot: 6470050 Neigh.: Zone: R30 Vol: 748 Page: 1232

Assessments

Assmt category	Qty	Amount
Resident Land	.66	122,500
Resident Dwelling	1.00	455,170
Resident Outbldg	1.00	28,070

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Nov-2020
 Sale price: 740,000
 Sale valid:

Values

Mkt value :
 Cost value: 865,343

Summary

Total assessments	605,740
Total exemptions	
Net assessment	605,740

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1694
 Mkt/sale :
 Assmt/sale: .8186

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.655	175,000	175,000			175,000	122,500
Primary Site		28,532						

.655 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	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2015

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,483	358,620
Basement	Full			
Heating	Yes	A/C Yes		10,260
Plumbing	4 F/B	1 H/B 4 Add'l fix.	Wh/p	20,500
Attic	None	Attic size:		
Additions				82,084
Other Features		M Stks RR		26,808
Sub-Total				498,272
Grade	A-	Factor 1.4500		722,494
CDU		C&D Factor 1.00		722,494
Depreciation		10 %		650,245
Computed cost value @ 70%				455,172

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	DECK Wood deck	196	5,192

Total additions 82,084

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	36	576	110.5	2023	B	80,233	50	40,100
Value at 70%				28,070	Value at 100%				40,100

