

Property at 00058 STRATFORD CROSSING

Prop ID 6470058

Printed 08-Feb-2024 11:10 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FERREIRA JOEL V & LAURA M
Second name:
Address: 58 STRATFORD CROSSING
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 018
Lot: 6470058 Neigh.: Zone: R30 Vol: 708 Page: 289

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	484,840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-Mar-2017
Sale price: 775,000
Sale valid:

Values

Resident Excess	.15	760
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Mkt value :
Cost value: 868,714

Summary

Total assessments	608,100
Total exemptions	
Net assessment	608,100

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1209
Mkt/sale :
Assmt/sale: .7846

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						
RES	12	.145	7,500	1,088			1,088	762
Residual		6,316						

.835 acres

Total land value

176,088

123,262

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,586	378,740
Basement	Full with walk					
Heating	Yes	A/C Yes				10,830
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas	20,500
Attic	None			Attic size:		
Additions						98,883
Other Features		M Stks RR				21,796

Sub-Total						530,749
Grade	A-	Factor 1.4500				769,586
CDU		C&D Factor 1.00				769,586
Depreciation		10 %				692,627
		Computed cost value @ 70%				484,839

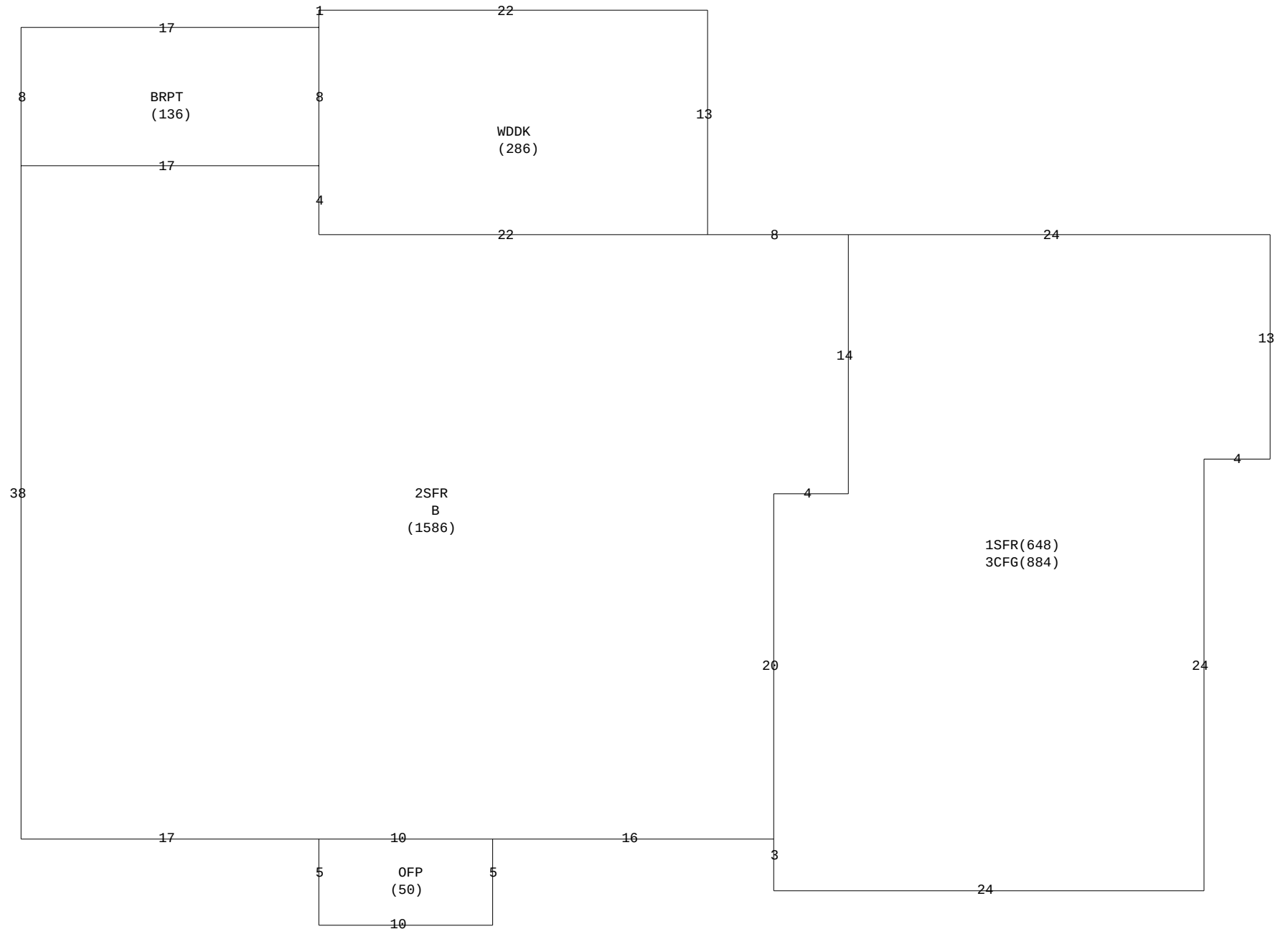
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	888	39,784
G Garages	FSF Full-story fin o/gar	648	43,406
L Living Area	AIR Air conditioning	648	1,970
P Porches, Patios, Decks	DECK Wood deck	286	7,576
P Porches, Patios, Decks	BPAT Brick/flagstone pati	136	3,101
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046

Total additions 98,883

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 8 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 4 Rec Room Size 750
Grade	47	A-	Whirlpools Living area 3,820
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2016



SALE 5-28-14 V 674 P 320 \$1,100,000 INCLS 42 STRATFORD CROSSING,
50 STRATFORD CROSSING, 14 BEECHWOOD HOLLOW, 15 BEECHWOOD HOLLOW