

Property at 00061 STRATFORD CROSSING

Prop ID 6470061

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Administrative Information

Owner name: MEKA VISHNUKIRAN AND
Second name: DAVULURI SOWJANYA
Address: 61 STRATFORD CROSSING
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 18 010
Lot: 6470061 Neigh.: Zone: R30 Vol: 767 Page: 259

Assessments

Assmt category	Qty	Amount
Resident Land	.51	122,500
Resident Dwelling	1.00	465,150

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 06-Oct-2021
Sale price: 180,000
Sale valid: 7

Values

Mkt value :
Cost value: 839,500

Summary

Total assessments	587,650
Total exemptions	
Net assessment	587,650

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.6639
Mkt/sale :
Assmt/sale: 3.2647

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.508	175,000	175,000		175,000	122,500
Primary Site	22,128						

.508 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	9
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	5
Garage	23	Attached 3 car	Half Baths	
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	750
Interior Cond	05	Good	Living area	3,190
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2020	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,523	366,430
Basement	Full with walk				
Heating	Yes	A/C Yes			10,480
Plumbing	5 F/B	H/B 3 Add'l fix.	Wh/p	Saunas	21,500
Attic	None	Attic size:			
Additions					62,191
Other Features		M Stks RR			21,796

Sub-Total				482,397
Grade	A-	Factor 1.4500		699,476
CDU		C&D Factor 1.00		699,476
Depreciation		5 %		664,502
		Computed cost value @ 70%		465,151

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	770	34,498
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	144	2,654
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
P Porches, Patios, Decks	DECK Wood deck	196	5,192

Total additions 62,191

Scale: 1" = 7.69 feet

