

Property at 00069 STRATFORD CROSSING

Prop ID 6470069

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

Administrative Information

Owner name: KOGANTI KRANTHI AND
 Second name: KADIYALA NIVEDITHA
 Address: 69 STRATFORD CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 18 010
 Lot: 6470069 Neigh.: Zone: R40 Vol: 761 Page: 304

Assessments

Assmt category	Qty	Amount
Resident Land	.88	122,500
Resident Dwelling	1.00	535,290

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jun-2021
 Sale price: 200,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 939,700

Summary

Total assessments	657,790
Total exemptions	
Net assessment	657,790

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.6985
 Mkt/sale :
 Assmt/sale: 3.2890

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.877	175,000	175,000			175,000	122,500
Primary Site		38,202						

.877 acres Total land value 175,000 122,500

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,331	328,940
Basement	Full with walk			
Heating	Yes	A/C Yes		9,420
Plumbing	5 F/B	H/B 2 Add'l fix. 1 Wh/p	Saunas	23,500
Attic	None	Attic size:		
Additions				155,194
Other Features		M Stks RR		38,085

Sub-Total		555,139
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		5 %
		Computed cost value @ 70%
		535,293

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
G Garages	FSF Full-story fin o/gar	200	13,397
L Living Area	AIR Air conditioning	200	608
L Living Area	BSMT Basement addition	512	9,435
L Living Area	FRFF Frame first floor	512	58,614
L Living Area	AIR Air conditioning	512	1,556
L Living Area	FRUF Frame upper full	80	6,698
L Living Area	BSMT Basement addition	182	3,354
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	AIR Air conditioning	182	553

Total additions 155,194

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
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	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2020

