

Property at 00070 STRATFORD CROSSING

Prop ID 6470070

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Administrative Information

Owner name: NAGAN SURESH SOOLAN AND
 Second name: POUNRAJ SUGANTHEE
 Address: 70 STRATFORD CROSSING
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 18 010
 Lot: 6470070 Neigh.: Zone: R40 Vol: 741 Page: 606

Assessments

Assmt category	Qty	Amount
Resident Land	.64	122,500
Resident Dwelling	1.00	411,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jun-2020
 Sale price: 175,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 762,571

Summary

Total assessments	533,800
Total exemptions	
Net assessment	533,800

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.3575
 Mkt/sale :
 Assmt/sale: 3.0503

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.640	175,000	175,000		175,000	122,500
Primary Site		27,878					

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

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,264	315,850
Basement	Full with walk			
Heating	Yes	A/C Yes		9,060
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				59,211
Other Features		M Stks RR		24,928

Sub-Total		426,549
Grade	A-	Factor 1.4500
CDU		C&D Factor 1.00
Depreciation		5 %
		Computed cost value @ 70%
		411,300

Building additions

Category	Type		Area	Value
G Garages	FR	Attached frame LE 65	514	22,768
L Living Area	BSMT	Basement addition	240	4,423
L Living Area	FRFF	Frame first floor	240	27,475
L Living Area	AIR	Air conditioning	240	730
P Porches, Patios, Decks	DECK	Wood deck	144	3,815

Total additions 59,211

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
Interior Walls	02	Drywall	Garage cars	2
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	3
Garage	22	Attached 2 car	Half Baths	1
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	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	875
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,768
			# Living Units	1
			Saunas	
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2019	

