

Property at 00005 QUINNS COURT

Prop ID 6490005

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Administrative Information

Owner name: GURUMOORTHY BALAJI AND
 Second name: NARAYANASWAMY CHANDRAKALA TR
 Address: 5 QUINNS COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
 Lot: 6490005 Neigh.: Zone: R30 Vol: 810 Page: 219

Assessments

Assmt category	Qty	Amount
Resident Land	.30	122,500
Resident Dwelling	1.00	382,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Sep-2017
 Sale price: 565,000
 Sale valid:

Values

Mkt value :
 Cost value: 721,029

Summary

Total assessments	504,720
Total exemptions	
Net assessment	504,720

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2762
 Mkt/sale :
 Assmt/sale: .8933

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.297	175,000	175,000			175,000	122,500
Primary Site		12,937						

.297 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	8
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	3
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	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,764
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2016				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,312	325,220
Basement	Full with walk				
Heating	Yes	A/C Yes			9,320
Plumbing	3 F/B	H/B 4 Add'l fix.	Wh/p	Saunas	12,000
Attic	None	Attic size:			
Additions					68,870
Other Features		M Stks			3,000

Sub-Total				418,410
Grade	A-	Factor 1.4500		606,695
CDU		C&D Factor 1.00		606,695
Depreciation		10 %		546,026
		Computed cost value @ 70%		382,218

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
P Porches, Patios, Decks	FOFF Frame open first flo	132	8,042
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRFF Frame first floor	16	1,832
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 68,870

