

Property at 00005 LONDONDERRY COURT

Prop ID 6500005

Printed 08-Feb-2024 11:15 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: KIM JU H  
Second name:  
Address: 5 LONDONDERRY COURT  
City/state: AVON CT Zip: 06001

## Location Information

Map: 024 Clerk map: 14 019  
Lot: 6500005 Neigh.: Zone: R30 Vol: 732 Page: 1

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .33  | 122,500 |
| Resident Dwelling | 1.00 | 400,900 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 03-Sep-2019  
Sale price: 570,000  
Sale valid:

## Values

Mkt value :  
Cost value: 747,714

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 523,400 |
| Total exemptions  |         |
| Net assessment    | 523,400 |

## Utilities

|       |              |
|-------|--------------|
| Water | Connecticut  |
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.3118  
Mkt/sale :  
Assmt/sale: .9182

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11     | .330       | 175,000 | 175,000 |      |      | 175,000 | 122,500   |
| Primary Site | 14,375 |            |         |         |      |      |         |           |

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

## Building Valuation Summary

| Dwelling       | Frame               | 1 story w/bsmt     | Area<br>1,874 | 293,110 |
|----------------|---------------------|--------------------|---------------|---------|
| Basement       | Full                |                    |               |         |
| Heating        | Yes                 | A/C Yes            |               | 8,370   |
| Plumbing       | 4 F/B               | 1 H/B 3 Add'l fix. | Wh/p Saunas   | 20,000  |
| Attic          | Fully finished w/WH | Attic size: 852    |               | 30,483  |
| Additions      |                     |                    |               | 96,362  |
| Other Features |                     | M Stks RR          |               | 23,049  |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 471,374 |
| Grade        | B+ | Factor 1.3500             | 636,355 |
| CDU          |    | C&D Factor 1.00           | 636,355 |
| Depreciation |    | 10 %                      | 572,720 |
|              |    | Computed cost value @ 70% | 400,904 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 900  | 40,322 |
| G Garages                | FSF Full-story fin o/gar  | 660  | 44,209 |
| L Living Area            | AIR Air conditioning      | 660  | 2,006  |
| L Living Area            | OVER Frame Overhang       | 14   | 1,282  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 55   | 3,351  |
| P Porches, Patios, Decks | DECK Wood deck            | 196  | 5,192  |

Total additions 96,362

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 02   | Cape             |                         |       |
| Exterior Walls | 04   | Vinyl Siding     |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 1.0        |       |
| 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          | 04   | Fully finished w | Dormer linear f         |       |
| Grade          | 43   | B+               | Full Baths              | 4     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |       |
| Area Over Gar. | 01   | Fully Finished   | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 3     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 800   |
| Interior Cond  | 05   | Good             | Living area             | 3,400 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | # Living Units          | 1     |
|                |      |                  | M/F stacks              | 1     |
|                |      |                  | W/B stacks              |       |
|                |      |                  | W/B openings            |       |
|                |      |                  | Actual Year Built: 2017 |       |

Scale: 1" = 10.56 feet