

Property at 00006 LONDONDERRY COURT

Prop ID 6500006

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Administrative Information

Owner name: JIANG KAI AND
Second name: LIU RUI
Address: 6 LONDONDERRY COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 14 019
Lot: 6500006 Neigh.: Zone: R30 Vol: 743 Page: 653

Assessments

Assmt category	Qty	Amount
Resident Land	.32	122,500
Resident Dwelling	1.00	390,070

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 22-Jul-2020
Sale price: 548,000
Sale valid:

Values

Mkt value :
Cost value: 732,243

Summary

Total assessments	512,570
Total exemptions	
Net assessment	512,570

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.3362
Mkt/sale :
Assmt/sale: .9353

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.320	175,000	175,000			175,000	122,500
Primary Site		13,939						

.320 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	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	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,958
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2017	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,408	343,970
Basement	Full			
Heating	Yes	A/C Yes		9,850
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				52,691
Other Features		M Stks		3,000

Sub-Total			427,011
Grade	A-	Factor 1.4500	619,166
CDU		C&D Factor 1.00	619,166
Depreciation		10 %	557,249
		Computed cost value @ 70%	390,074

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
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
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
G Garages	FSF Full-story fin o/gar	98	6,564
L Living Area	AIR Air conditioning	98	298

Total additions 52,691

