

Property at 00051 CHEPACHET ROAD

Prop ID 1750051

Printed 05-Feb-2024 3:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHETTY VINAY &
 Second name: YADAVANNAVAR RAMYA
 Address: 51 CHEPACHET ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map:
 Lot: 1750051 Neigh.: Zone: R15 Vol: 783 Page: 969

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Apr-2023
Resident Land	.34	70,000				Sale price: 527,000
Resident Dwelling	1.00	216,970				Sale valid:
					Values	
Resident Excess	.26	1,370				Mkt value :
						Cost value: 411,914
Summary			Utilities		Sales ratios	
Total assessments		288,340	Water	Well		Cost/sale : .7816
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		288,340	Gas	None		Assmt/sale: .5471

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.260	7,500	1,950			1,950	1,365
Residual		11,326						
				.600 acres	Total land value		101,950	71,365

Building Valuation Summary

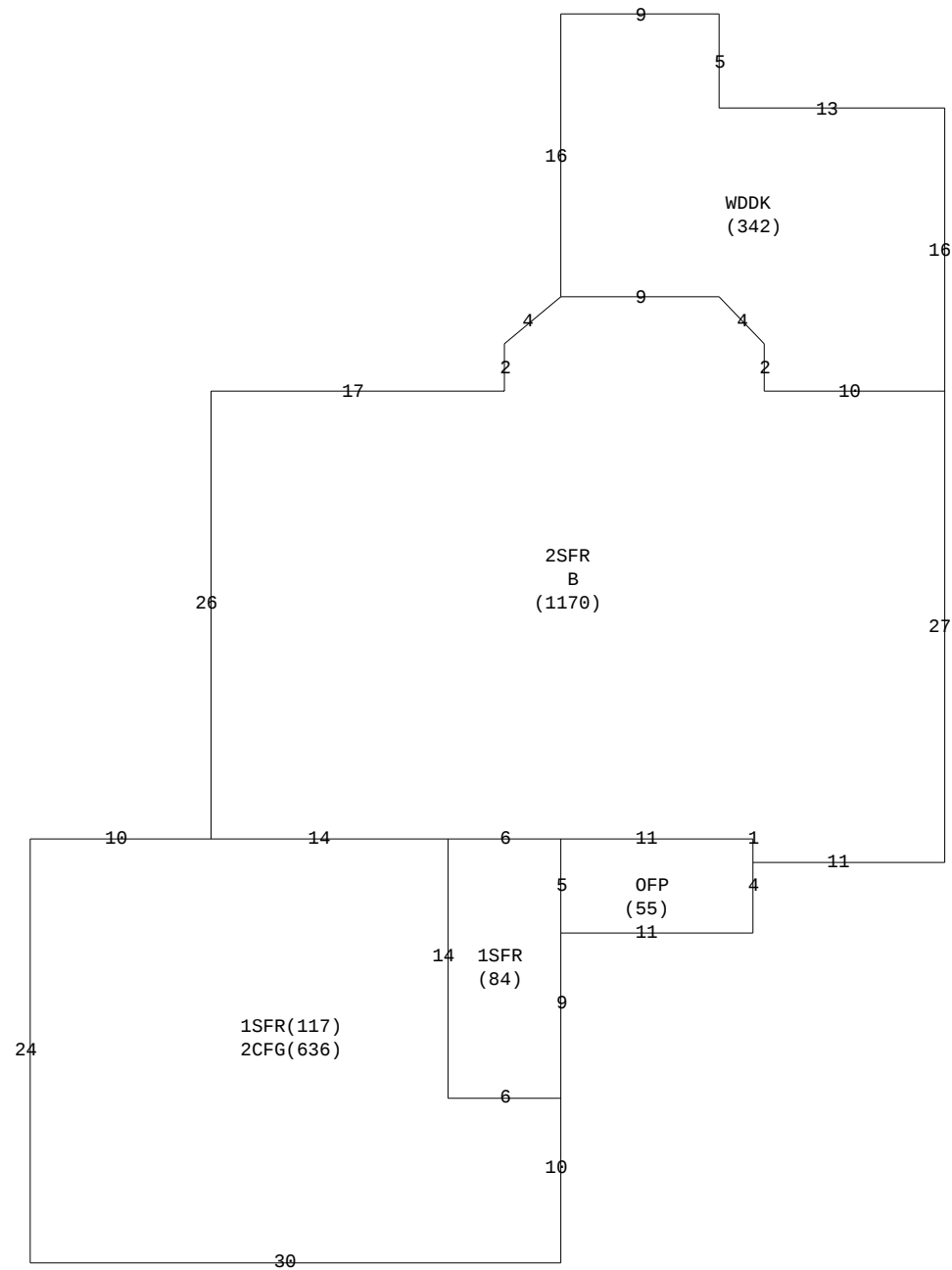
						Area	
Dwelling	Frame	2 story w/bsmt				1,169	297,300
Basement	Full with walk						
Heating	Yes	A/C Yes					8,530
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas		17,000
Attic	None				Attic size:		
Additions							59,707
Other Features		WB Stks		RR			25,038
Sub-Total							407,575
Grade	B-			Factor 1.1700			476,863
CDU				C&D Factor 1.00			476,863
Depreciation				35 %			309,961
Computed cost value @ 70%							216,973

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	636	27,528
L Living Area	FRUF Frame upper full	117	9,796
L Living Area	AIR Air conditioning	117	356
L Living Area	FRFF Frame first floor	84	9,616
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351
P Porches, Patios, Decks	DECK Wood deck	342	9,060
Total additions			59,707

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Addtn'l fixtures	2
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	630
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	Actual Year Built: 1993	



SALE 5-1-07 \$451,000 INCLUDES 13 SEPOUS ROAD
SALE 3-28-12 \$377,500 INCLUDES 13 SEPOUS ROAD VOL 638 PG 977

QC 5-5-17 INCLUDES 13 SEPOUS ROAD V709 P311
SALE 4-6-23 \$527,000 INCLUDES 13 SEPOUS ROAD V783 PG969