

Property at 00030 CHIDSEY ROAD

Prop ID 1780030

Printed 23-Aug-2024 8:09 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: STRAZZANTI HEATHER M
 Second name:
 Address: 30 CHIDSEY ROAD
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	952	222,280	
Basement	Full					
Heating	Yes	A/C Yes			6,400	
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	3,500
Attic	None		Attic size:			
Additions					35,700	
Other Features		WB Stks	RR		24,511	
Sub-Total					292,391	
Grade	C+	Factor	1.0800		315,782	
CDU		C&D Factor	1.00		315,782	
Depreciation			35 %		205,258	
Computed cost value @ 70%					143,681	

Location Information
 Map: 014 Clerk map:
 Lot: 1780030 Neigh.: Zone: RU2A Vol: 769 Page: 289

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Nov-2021
Resident Land	2.00	87,500			Sale price: 315,000
Resident Dwelling	1.00	143,680			Sale valid:
				Values	
Resident Excess	.25	1,310			Mkt value : Cost value: 332,129
Summary			Utilities		Sales ratios
Total assessments		232,490	Water	Well	Cost/sale : 1.0544
Total exemptions			Sewer	Septic	Mkt/sale :
Net assessment		232,490	Gas	None	Assmt/sale: .7381

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	120	13,738
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	AIR Air conditioning	120	365
Total additions			35,700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	125,000	250,000		125,000	87,500
Primary Site		87,120					
RES	12	.250	7,500	1,875		1,875	1,313
Residual		10,890					
2.250 acres				Total land value		126,875	88,813

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	2
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	Rec Room Size 500
Garage	22	Attached 2 car	Whirlpools	Living area 1,548
Area Over Gar.	99	None	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	2
Air Condition	06	Ductless Split U	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1954	

