

Property at 00055 CHIDSEY ROAD

Prop ID 1780055

Printed 10-Jan-2022 9:34 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VYTHESWARAN MARY & KARTHIKEYA
 Second name:
 Address: 55 CHIDSEY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 1780055 Neigh.: Zone: RU2A Vol: 764 Page: 390

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	16-Aug-2021
Resident Land	2.00	77,000			Sale price:	729,000
Resident Excess		20			Sale valid:	
Resident Dwelling	1.00	390,290			Values	
					Mkt value :	
					Cost value:	667,586
Summary			Utilities		Sales ratios	
Total assessments		467,310	Water	Well	Cost/sale :	.9158
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		467,310	Gas	None	Assmt/sale:	.6410

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	110,000	110,000		110,000	77,000
Primary Site		87,120					
RES	12	.004	7,500	30		30	21
Residual		174					
2.004 acres				Total land value		110,030	77,021

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern 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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	02	Softwood	Bedrooms	4
Heating System	08	Geothermal	Family Rooms	1
Fuel	03	Electric	Full Baths	4
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	2
Garage	23	Attached 3 car	Whirlpools	Living area 4,035
Area Over Gar.	01	Fully Finished	Saunas	# Living Units 1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2011	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,559	360,700
Basement	Full			
Heating	No	A/C Yes		10,930
Plumbing	4 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas 14,200
Attic	None		Attic size:	
Additions				68,068
Other Features		WB Stks		5,000
Sub-Total				458,898
Grade	B+	Factor 1.3500		619,512
CDU		C&D Factor 1.00		619,512
Depreciation		10 %		557,561
Computed cost value @ 70%				390,293

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	360	16,247
P Porches, Patios, Decks	DECK Wood deck	99	1,943
G Garages	FRL Attached frame GT 65	884	29,337
G Garages	FSF Full-story fin o/gar	396	19,649
L Living Area	AIR Air conditioning	396	892
Total additions			68,068

