

Property at 00003 CHARING CROSS

Prop ID 1730003

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Administrative Information

Owner name: EXARHOS NICHOLAS & AUBREY
 Second name:
 Address: 3 CHARING CROSS
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1730003 Neigh.: Zone: R40 Vol: 680 Page: 561

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Nov-2014
Resident Land	.92	122,500				Sale price: 430,000
Resident Dwelling	1.00	248,620				Sale valid:
Resident Outbldg	1.00	1,680				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 532,643
Summary			Utilities		Sales ratios	
Total assessments		372,850	Water	Connecticut	Cost/sale :	1.2387
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		372,850	Gas	None	Assmt/sale:	.8671

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	.010	7,500	75			75	53
Residual		436						
		.930 acres	Total land value				175,075	122,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	37	B-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1983	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	376,540
Basement	Full		2,508	
Heating	Yes	A/C Yes		10,730
Plumbing	2 F/B	1 H/B 3 Add'l fix.	1 Wh/p	12,500
Attic	None	Attic size:		
Additions				50,477
Other Features		WB Stks	RR	16,774
Sub-Total				467,021
Grade	B-	Factor 1.1700		546,415
CDU		C&D Factor 1.00		546,415
Depreciation		35 %		355,170
Computed cost value @ 70%				248,619

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	360	9,536
P Porches, Patios, Decks	DECK Wood deck	276	7,311
P Porches, Patios, Decks	F0FF Frame open first flo	104	6,336
G Garages	FR Attached frame LE 65	630	27,294
Total additions			50,477

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2018	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

