

Property at 00006 CHARING CROSS

Prop ID 1730006

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Administrative Information

Owner name: DORNELAS JESSICA & HELTON
 Second name:
 Address: 6 CHARING CROSS
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1730006 Neigh.: Zone: R40 Vol: 782 Page: 650

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Feb-2021
Resident Land	.92	122,500				Sale price: 180,000
Resident Dwelling	1.00	434,300				Sale valid:
					Values	
Resident Excess	.14	740			Mkt value :	
					Cost value:	796,486
Summary			Utilities		Sales ratios	
Total assessments		557,540	Water	Connecticut	Cost/sale :	4.4249
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		557,540	Gas	None	Assmt/sale:	3.0974

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	.140	7,500	1,050			1,050	735
Residual		6,098						
1.060 acres				Total land value			176,050	123,235

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,179
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2021	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	332,720
Basement	Full		2,175	
Heating	Yes	A/C Yes		9,490
Plumbing	3 F/B	1 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				18,000
Other Features		M Stks		96,364
				3,000
Sub-Total				459,574
Grade	B+	Factor 1.3500		620,425
CDU		C&D Factor 1.00		620,425
Depreciation		%		620,425
Computed cost value @ 70%				434,298

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	744	33,333
G Garages	FSF Full-story fin o/gar	500	33,492
L Living Area	AIR Air conditioning	500	1,520
L Living Area	FRFF Frame first floor	70	8,014
L Living Area	AIR Air conditioning	70	213
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
P Porches, Patios, Decks	DECK Wood deck	306	8,106
P Porches, Patios, Decks	BPAT Brick/flagstone pati	272	6,203

Total additions 96,364

