

Property at 00011 CHARING CROSS

Prop ID 1730011

Printed 05-Feb-2024 2:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SZMEITER MICHAEL & LINDSEY
 Second name:
 Address: 11 CHARING CROSS
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1730011 Neigh.: Zone: R40 Vol: 713 Page: 1294

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Sep-2017
Resident Land	.92	122,500				Sale price: 480,000
Resident Dwelling	1.00	326,630				Sale valid:
Resident Outbldg	1.00	2,520				Values
Resident Excess	.02	110				Mkt value :
						Cost value: 645,371
Summary			Utilities		Sales ratios	
Total assessments		451,760	Water	Connecticut	Cost/sale :	1.3445
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		451,760	Gas	None	Assmt/sale:	.9412

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	.020	7,500	150			150	105
Residual		871						
		.940 acres	Total land value				175,150	122,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	5
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,564	326,500
Basement	Full				
Heating	Yes	A/C Yes			9,340
Plumbing	2 F/B	1 H/B	5 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		11,000
Additions					171,410
Other Features		WB Stks			13,500
Sub-Total					531,750
Grade	B+	Factor 1.3500			717,863
CDU		C&D Factor 1.00			717,863
Depreciation		35 %			466,611
		Computed cost value @ 70%			326,628

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	130	12,397
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	8	916
L Living Area	FRFF Frame first floor	728	83,342
L Living Area	BSMT Basement addition	728	13,416
L Living Area	AIR Air conditioning	728	2,213
P Porches, Patios, Decks	DECK Wood deck	950	25,166

Total additions 171,410

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2019	C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

