

Property at 00015 CHARING CROSS

Prop ID 1730015

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Administrative Information

Owner name: MILLER MICHAEL J AND
 Second name: SUSAN P
 Address: 15 CHARING CROSS
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1730015 Neigh.: Zone: R40 Vol: 358 Page: 0073

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	
Resident Land	.92	122,500				Sale date: 16-Oct-1998
Resident Dwelling	1.00	301,260				Sale price: 385,600
						Sale valid: Y
					Values	
Resident Excess	.44	2,310				Mkt value :
						Cost value: 608,671
Summary			Utilities		Sales ratios	
Total assessments		426,070	Water	Connecticut	Cost/sale :	1.5785
Total exemptions			Sewer	None	Mkt/sale :	
Net assessment		426,070	Gas	None	Assmt/sale:	1.1050

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	.440	7,500	3,300			3,300	2,310
Residual		19,166						
1.360 acres				Total land value			178,300	124,810

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	06	Heat Pump	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Living area	3,187
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,410	344,360
Basement	Full				
Heating	Yes	A/C Yes			9,860
Plumbing	2 F/B	1 H/B	4 Add'l fix.	Wh/p	10,500
Attic	None		Attic size:		
Additions					98,928
Other Features		WB Stks	RR		26,799
Sub-Total					490,447
Grade	B+	Factor 1.3500			662,103
CDU		C&D Factor 1.00			662,103
Depreciation		35 %			430,367
Computed cost value @ 70%					301,257

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
P Porches, Patios, Decks	DECK Wood deck	632	16,742
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	BSMT Basement addition	96	1,769
L Living Area	OVER Frame Overhang	47	4,304
L Living Area	FRFF Frame first floor	8	916
L Living Area	FRFF Frame first floor	8	916
Total additions			98,928

