

Property at 00023 CHARING CROSS

Prop ID 1730023

Printed 05-Feb-2024 2:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DEMAREST ALISON P
 Second name:
 Address: 23 CHARING CROSS
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1730023 Neigh.: Zone: R40 Vol: 277 Page: 34

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-May-1993
Resident Land	.92	122,500				Sale price: 375,000
Resident Dwelling	1.00	307,720				Sale valid: Y
					Values	
Resident Excess	.19	1,000				Mkt value : Cost value: 616,029
Summary			Utilities		Sales ratios	
Total assessments	431,220		Water	Connecticut	Cost/sale :	1.6427
Total exemptions			Sewer	None	Mkt/sale :	
Net assessment	431,220		Gas	None	Assmt/sale:	1.1499

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	.190	7,500	1,425			1,425	998
Residual		8,276						
1.110 acres			Total land value				176,425	123,498

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	2,066		411,980
Basement	Full				
Heating	Yes	A/C Yes			11,750
Plumbing	3 F/B	1 H/B 4 Add'l fix.	Wh/p	Saunas	15,500
Attic	None	Attic size:			
Additions					52,495
Other Features		WB Stks			9,250
Sub-Total					500,975
Grade	B+	Factor 1.3500			676,316
CDU		C&D Factor 1.00			676,316
Depreciation		35 %			439,605
Computed cost value @ 70%					307,724

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438
L Living Area	BSMT Basement addition	144	2,654
P Porches, Patios, Decks	BPAT Brick/flagstone pati	339	7,731
Total additions			52,495

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
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	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	50
Grade	43	B+	Full Baths	3
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	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,243
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1979				

