

Property at 00029 CHARING CROSS

Prop ID 1730029

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Administrative Information

Owner name: NEWMAN RICHARD ARTHUR TR &
 Second name: NEWMAN ANITA ELLEN TR
 Address: 29 CHARING CROSS
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1730029 Neigh.: Zone: R40 Vol: 677 Page: 901

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	444,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-May-1985
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 811,971

Summary

Total assessments	568,380
Total exemptions	
Net assessment	568,380

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
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	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	1,000
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	2
Exterior Cond	05	Good	Living area	4,419
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	397,480
Basement	Full		1,682	
Heating	Yes	A/C Yes		11,360
Plumbing	3 F/B	1 H/B 1 Add'l fix.	2 Wh/p	19,000
Attic	None	Attic size:		
Additions				222,789
Other Features	Mason Trim WB Stks			23,689

Sub-Total		674,318
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	977,761
Depreciation	35 %	977,761
	Computed cost value @ 70%	635,545
		444,882

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	687	78,648
L Living Area	AIR Air conditioning	687	2,088
L Living Area	BSMT Basement addition	687	12,660
P Porches, Patios, Decks	FEFF Frame enclosed first	248	23,650
L Living Area	AIR Air conditioning	248	754
L Living Area	BSMT Basement addition	248	4,570
P Porches, Patios, Decks	DECK Wood deck	534	14,146
L Living Area	FRFF Frame first floor	368	42,129
L Living Area	AIR Air conditioning	368	1,119
L Living Area	BSMT Basement addition	368	6,782
G Garages	FRL Attached frame GT 65	760	34,050
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193

Total additions 222,789

