

Property at 00030 CHARING CROSS

Prop ID 1730030

Printed 20-Mar-2026 10:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VANDINE ERIC & STACIE
 Second name:
 Address: 30 CHARING CROSS
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1730030 Neigh.: Zone: R40 Vol: 739 Page: 1219

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-May-2020
Resident Land	.92	122,500				Sale price: 490,000
Resident Dwelling	1.00	300,970				Sale valid:
					Values	
Resident Excess	.30	1,580			Mkt value :	
					Cost value:	607,214
Summary			Utilities		Sales ratios	
Total assessments		425,050	Water	Connecticut	Cost/sale :	1.2392
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		425,050	Gas	None	Assmt/sale:	.8674

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	.300	7,500	2,250		2,250	1,575
Residual		13,068					
1.220 acres				Total land value		177,250	124,075

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,380	338,500
Basement	Full						
Heating	Yes	A/C Yes					9,690
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							93,986
Other Features	Mason Trim	WB Stks	RR				39,298
Sub-Total							489,974
Grade	B+		Factor 1.3500				661,465
CDU			C&D Factor 1.00				661,465
Depreciation			35 %				429,952
Computed cost value @ 70%							300,966

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	450	11,921
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	AIR Air conditioning	46	140
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	AIR Air conditioning	196	596
L Living Area	BSMT Basement addition	196	3,612
G Garages	FRL Attached frame GT 65	672	30,107
P Porches, Patios, Decks	FOFF Frame open first flo	288	17,547

Total additions 93,986

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	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	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	368
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	1,050
Air Condition	01	Central Air	Whirlpools	3,002
Interior Cond	05	Good	Saunas	
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1977				

