

Property at 00037 CHARING CROSS

Prop ID 1730037

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Administrative Information

Owner name: MOSLEY ERIC A & FARRAH
 Second name:
 Address: 37 CHARING CROSS
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1730037 Neigh.: Zone: R40 Vol: 689 Page: 254

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Aug-2015
Resident Land	.92	122,500				Sale price: 560,000
Resident Dwelling	1.00	449,000				Sale valid:
Resident Outbldg	1.00	980				Values
Resident Excess	.20	1,050				Mkt value :
						Cost value: 819,329
Summary			Utilities		Sales ratios	
Total assessments	573,530		Water	Connecticut	Cost/sale :	1.4631
Total exemptions			Sewer	None	Mkt/sale :	
Net assessment	573,530		Gas	None	Assmt/sale:	1.0242

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	.200	7,500	1,500			1,500	1,050
Residual	8,712							
1.120 acres		Total land value		176,500			123,550	

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	10	English Tudor			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	10	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf 416
Fuel	01	Oil	Half Baths	1	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	3	Rec Room Size 500
Grade	50	A	Whirlpools	1	Living area 4,397
Garage	23	Attached 3 car	Saunas		# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	04	Full with walk-o	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	4	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1979		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,239	310,970
Basement	Full with walk				
Heating	Yes	A/C Yes			8,920
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 17,500
Attic	None		Attic size:		
Additions					261,181
Other Features	Mason Trim	WB Stks	RR		38,078
Sub-Total					636,649
Grade	A	Factor 1.5500			986,806
CDU		C&D Factor 1.00			986,806
Depreciation		35 %			641,424
		Computed cost value @ 70%			448,997

Building additions

Category	Type	Area	Value
L Living Area	FRUF Frame upper full	196	16,411
G Garages	FR Attached frame LE 65	308	14,730
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	FRUF Frame upper full	140	11,722
L Living Area	OVER Frame Overhang	28	2,564
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	144	12,057
L Living Area	FRFF Frame first floor	308	35,260
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	FRUF Frame upper full	352	29,473
P Porches, Patios, Decks	TERR Terrace	390	15,496
L Living Area	BSMT Basement addition	84	1,548
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	BSMT Basement addition	135	2,488
L Living Area	FRFF Frame first floor	135	15,455
L Living Area	AIR Air conditioning	1,919	5,834
Total additions			261,181

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1990	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

