

Property at 00043 CHARING CROSS

Prop ID 1730043

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Administrative Information

Owner name: SYED GHOUSE PASHA &
 Second name: GOPAL VEENA
 Address: 43 CHARING CROSS
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1730043 Neigh.: Zone: R40 Vol: 689 Page: 832

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 28-Aug-2015
Resident Land	.92	122,500				Sale price: 400,000
Resident Dwelling	1.00	315,340				Sale valid:
					Values	
Resident Excess	.20	1,050			Mkt value :	
					Cost value:	626,986
Summary			Utilities		Sales ratios	
Total assessments		438,890	Water	Connecticut	Cost/sale :	1.5675
Total exemptions			Sewer	None	Mkt/sale :	
Net assessment		438,890	Gas	None	Assmt/sale:	1.0972

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	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	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	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	160
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,570
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,624	386,160
Basement	Full				
Heating	Yes	A/C Yes			11,040
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		15,500
Additions					84,464
Other Features	Mason Trim	WB Stks			16,210
Sub-Total					513,374
Grade	B+	Factor 1.3500			693,055
CDU		C&D Factor 1.00			693,055
Depreciation		35 %			450,486
Computed cost value @ 70%					315,340

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	AIR Air conditioning	322	979
L Living Area	BSMT Basement addition	322	5,934
P Porches, Patios, Decks	BPAT Brick/flagstone pati	464	10,581
Total additions			84,464

