

Property at 00030 CHELTENHAM WAY

Prop ID 1740030

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Administrative Information

Owner name: KOTIN ANTHONY M & MARGARET P
 Second name:
 Address: 30 CHELTENHAM WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1740030 Neigh.: Zone: R40 Vol: 794 Page: 910

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2024
Resident Land	.92	122,500				Sale price: 954,900
Resident Dwelling	1.00	497,750				Sale valid:
					Values	
Resident Excess	.02	110			Mkt value :	
					Cost value:	886,229
Summary			Utilities		Sales ratios	
Total assessments	620,360		Water	Connecticut	Cost/sale :	.9281
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	620,360		Gas	None	Assmt/sale:	.6497

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	.020	7,500	150			150	105
Residual		871						
							Values	
							Sales ratios	
							Cost/sale :	
							Mkt/sale :	
							Assmt/sale:	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	02	Forced Hot Air		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	50	A		
Garage	22	Attached 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,732	407,250
Basement	Full				
Heating	Yes	A/C Yes			11,630
Plumbing	4 F/B	2 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		23,000
Additions					221,891
Other Features	Mason Trim	WB Stks	RR		42,003
Sub-Total					705,774
Grade	A	Factor 1.5500			1,093,950
CDU		C&D Factor 1.00			1,093,950
Depreciation		35 %			711,068
Computed cost value @ 70%					497,748

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	AIR Air conditioning	112	340
L Living Area	FRUF Frame upper full	894	74,855
G Garages	FRL Attached frame GT 65	894	40,053
L Living Area	FRUF Frame upper full	14	1,172
P Porches, Patios, Decks	FOFF Frame open first flo	14	853
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	UTIL Utility building	32	914
P Porches, Patios, Decks	DECK Wood deck	697	18,464
L Living Area	FRFF Frame first floor	511	58,500
L Living Area	BSMT Basement addition	511	9,417
Total additions			221,891

