

Property at 00038 CHELTENHAM WAY

Prop ID 1740038

Printed 09-Sep-2026 3:03 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEFER THEODORE
 Second name:
 Address: 38 CHELTENHAM WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1740038 Neigh.: Zone: R40 Vol: 817 Page: 692

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Aug-2026
Resident Land	.92	122,500				Sale price: 900,000
Resident Dwelling	1.00	422,090				Sale valid:
					Values	
Resident Excess	.10	530				Mkt value :
						Cost value: 778,743
Summary			Utilities		Sales ratios	
Total assessments		545,120	Water	Connecticut		Cost/sale : .8653
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		545,120	Gas	None		Assmt/sale: .6057

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	.100	7,500	750			750	525
Residual		4,356						
		1.020 acres	Total land value				175,750	123,025

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	10
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	02	Unfinished	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	1,130
Area Over Gar.	03	Partial	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Living area	4,232
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1981	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,505	362,920
Basement	Full				
Heating	Yes	A/C Yes			10,380
Plumbing	3 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	Unfinished		Attic size: 1,505		15,500
Additions					18,951
Other Features	Mason Trim	WB Stks	RR		186,086
					45,940
Sub-Total					639,777
Grade	A-	Factor 1.4500			927,677
CDU		C&D Factor 1.00			927,677
Depreciation		35 %			602,990
		Computed cost value @ 70%			422,093

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	230	6,093
L Living Area	FRFF Frame first floor	359	41,099
L Living Area	AIR Air conditioning	359	1,091
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	BSMT Basement addition	56	1,032
L Living Area	AIR Air conditioning	56	170
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	FATT Full finished attic	322	11,630
L Living Area	BSMT Basement addition	322	5,934
L Living Area	AIR Air conditioning	483	1,468
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
G Garages	FRL Attached frame GT 65	756	33,870
L Living Area	FATT Full finished attic	756	27,305
P Porches, Patios, Decks	FOFF Frame open first flo	66	4,021
P Porches, Patios, Decks	BPAT Brick/flagstone pati	212	4,834

Total additions 186,086

