

Property at 00044 CHELTENHAM WAY

Prop ID 1740044

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Administrative Information

Owner name: DAMATO ABRAM C & MELISSA A
 Second name:
 Address: 44 CHELTENHAM WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1740044 Neigh.: Zone: R40 Vol: 817 Page: 353

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jun-2016
Resident Land	.92	122,500				Sale price: 635,000
Resident Dwelling	1.00	321,440				Sale valid:
Resident Outbldg	3.00	21,980				Values
Resident Excess	.11	580				Mkt value :
						Cost value: 666,429
Summary			Utilities		Sales ratios	
Total assessments		466,500	Water	Connecticut	Cost/sale :	1.0495
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		466,500	Gas	None	Assmt/sale:	.7346

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	.110	7,500	825			825	578
Residual		4,792						
1.030 acres			Total land value				175,825	123,078

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,628	386,940
Basement	Full				
Heating	Yes	A/C Yes			11,060
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	15,000
Attic	None		Attic size:		
Additions					84,388
Other Features		WB Stks	RR		25,909
Sub-Total					523,297
Grade	B+	Factor 1.3500			706,451
CDU		C&D Factor 1.00			706,451
Depreciation		35 %			459,193
		Computed cost value @ 70%			321,435

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	360	21,933
L Living Area	OVER Frame Overhang	84	7,693
L Living Area	AIR Air conditioning	84	255
L Living Area	FRFF Frame first floor	165	18,889
L Living Area	AIR Air conditioning	165	502
G Garages	FRL Attached frame GT 65	700	31,361
L Living Area	OVER Frame Overhang	41	3,755
Total additions			84,388

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
RS1 Frame Utility Shed	6	16	96	30.00	1997	C	2,880	50	1,400
RS1 Frame Utility Shed	10	11	110	30.00	2013	C	3,300	50	1,700
Value at 70%	21,980		Value at 100%		31,400				

