

Property at 00052 CHELTENHAM WAY

Prop ID 1740052

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Administrative Information

Owner name: WITTIG JOHANN C & ELLEN
Second name:
Address: 52 CHELTENHAM WAY
City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
Lot: 1740052 Neigh.: Zone: R40 Vol: 605 Page: 1257

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 07-May-2010	
Resident Land	.92 122,500			Sale price: 425,000	
Resident Dwelling	1.00 266,360			Sale valid:	
				Values	
Resident Excess	.02 110			Mkt value :	
				Cost value: 555,671	
Summary		Utilities		Sales ratios	
Total assessments	388,970	Water Connecticut		Cost/sale : 1.3075	
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	388,970	Gas None		Assmt/sale: .9152	

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						
		.940 acres		Total land value		175,150	122,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	420
Interior Cond	05	Good	Living area	2,600
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1978	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,248	272,690
Basement	Full			
Heating	Yes	A/C Yes		7,820
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p	14,500
Attic	None	Attic size:	Saunas	
Additions				149,816
Other Features		WB Stks	RR	19,776
Sub-Total				464,602
Grade	B	Factor 1.2600		585,399
CDU		C&D Factor 1.00		585,399
Depreciation		35 %		380,509
Computed cost value @ 70%				266,356

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	364	41,671
L Living Area	AIR Air conditioning	364	1,107
L Living Area	BSMT Basement addition	364	6,708
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L Living Area	BSMT Basement addition	364	6,708
P Porches, Patios, Decks	FEFF Frame enclosed first	182	17,356
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	BPAT Brick/flagstone pati	364	8,301

Total additions 149,816

