

Property at 00057 CHELTENHAM WAY

Prop ID 1740057

Printed 21-Sep-2026 8:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PRIGNANO PAUL & DANAH
 Second name:
 Address: 57 CHELTENHAM WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1740057 Neigh.: Zone: R40 Vol: 674 Page: 1196

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jun-2014
Resident Land	.92	122,500				Sale price: 425,000
Resident Dwelling	1.00	282,390				Sale valid:
					Values	
Resident Excess	.17	890			Mkt value :	
					Cost value:	579,686
Summary			Utilities		Sales ratios	
Total assessments		405,780	Water	Connecticut	Cost/sale :	1.3640
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		405,780	Gas	None	Assmt/sale:	.9548

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	.170	7,500	1,275			1,275	893
Residual		7,405						
1.090 acres				Total land value			176,275	123,393

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,400	298,570
Basement	Full			
Heating	Yes	A/C Yes		8,550
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 9,500
Attic	None		Attic size:	
Additions				149,657
Other Features	Mason Trim WB Stks	RR		26,291
Sub-Total				492,568
Grade	B	Factor 1.2600		620,636
CDU		C&D Factor 1.00		620,636
Depreciation		35 %		403,413
Computed cost value @ 70%				282,389

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	BSMT Basement addition	312	5,750
L Living Area	AIR Air conditioning	312	948
P Porches, Patios, Decks	BPAT Brick/flagstone pati	648	14,777
P Porches, Patios, Decks	DECK Wood deck	288	7,629
G Garages	FRL Attached frame GT 65	656	29,390
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941

Total additions 149,657

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	96
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	700
Interior Cond	05	Good	Living area	2,732
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1980				

