

Property at 00060 CHELTENHAM WAY

Prop ID 1740060

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Administrative Information

Owner name: WU EDMUND & LI MONICA
 Second name:
 Address: 60 CHELTENHAM WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1740060 Neigh.: Zone: R40 Vol: 606 Page: 935

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jun-2010
Resident Land	.92	122,500				Sale price: 440,000
Resident Dwelling	1.00	313,180				Sale valid:
					Values	
Resident Excess	.54	2,840			Mkt value :	
					Cost value:	626,457
Summary			Utilities		Sales ratios	
Total assessments		438,520	Water	Connecticut	Cost/sale :	1.4238
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		438,520	Gas	None	Assmt/sale:	.9966

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	.540	7,500	4,050		4,050	2,835
Residual		23,522					
		1.460 acres	Total land value			179,050	125,335

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	47	A-	Addtn'l fixtures	3
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	03	Partial	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				879	240,660
Basement	Full						
Heating	Yes	A/C Yes					6,940
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas		15,000
Attic	None			Attic size:			
Additions							205,343
Other Features		WB Stks					6,750
Sub-Total							474,693
Grade	A-	Factor 1.4500					688,305
CDU		C&D Factor 1.00					688,305
Depreciation		35 %					447,398
Computed cost value @ 70%							313,179

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	39	3,572
L Living Area	AIR Air conditioning	39	119
L Living Area	FRFF Frame first floor	347	39,725
L Living Area	BSMT Basement addition	347	6,395
L Living Area	AIR Air conditioning	347	1,055
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	DECK Wood deck	78	2,066
P Porches, Patios, Decks	FOFF Frame open first flo	78	4,752
P Porches, Patios, Decks	DECK Wood deck	413	10,940
L Living Area	OVER Frame Overhang	25	2,290
L Living Area	FRFF Frame first floor	430	49,227
L Living Area	FRUF Frame upper full	430	36,004
L Living Area	BSMT Basement addition	430	7,924
L Living Area	AIR Air conditioning	430	1,307
L Living Area	AIR Air conditioning	430	1,307
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRUF Frame upper full	130	10,885
L Living Area	AIR Air conditioning	130	395
Total additions			205,343

