

Property at 00071 CHELTENHAM WAY

Prop ID 1740071

Printed 05-Feb-2024 3:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NEMARICH ALFRED N &
 Second name: MARILYN G
 Address: 71 CHELTENHAM WAY
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 1740071 Neigh.: Zone: R40 Vol: 351 Page: 529

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 23-Jun-1998
Resident Land	.92	122,500				Sale price: 358,000
Resident Dwelling	1.00	362,060				Sale valid:
Resident Outbldg	2.00	3,570				Values
Resident Excess	.48	2,520				Mkt value :
						Cost value: 700,929
Summary			Utilities		Sales ratios	
Total assessments		490,650	Water	Connecticut	Cost/sale :	1.9579
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		490,650	Gas	None	Assmt/sale:	1.3705

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	.480	7,500	3,600			3,600	2,520
Residual		20,909						
1.400 acres				Total land value			178,600	125,020

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addn'l fixtures	5
Grade	37	B-	Whirlpools	1
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	# Living Units	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	02	Rec Room w/o air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	3,378
Basement	Full		491,030
Heating	Yes	A/C Yes	13,960
Plumbing	3 F/B	2 H/B 5 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			110,102
Other Features	WB Stks	RR	Bsmt Gar
			43,021
Sub-Total			680,113
Grade	B-	Factor 1.1700	795,732
CDU		C&D Factor 1.00	795,732
Depreciation		35 %	517,226
		Computed cost value @ 70%	362,058

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	149	3,947
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
L Living Area	FRUF Frame upper full	962	80,548
L Living Area	AIR Air conditioning	962	2,924
P Porches, Patios, Decks	BPAT Brick/flagstone pati	610	13,910
Total additions			110,102

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RC1 Carport	16	22	352	21.10	2013	C	7,427	50	3,700
Value at 70%			3,570				Value at 100%		5,100

