

Property at 00003 CHEPACHET ROAD

Prop ID 1750003

Printed 05-Feb-2024 3:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: OBRIEN CALLY MARIE
 Second name:
 Address: 3 CHEPACHET ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map:
 Lot: 1750003 Neigh.: Zone: R15 Vol: 777 Page: 1225

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Aug-2022
Resident Land	.34	56,000				Sale price: 200,000
Resident Dwelling	1.00	48,530				Sale valid:
Resident Outbldg	1.00	1,470				Values
Resident Excess	.08	420				Mkt value :
						Cost value: 152,029
Summary			Utilities		Sales ratios	
Total assessments		106,420	Water	Well	Cost/sale :	.7601
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		106,420	Gas	None	Assmt/sale:	.5321

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	80,000	80,000			80,000	56,000
Primary Site		14,810						
RES	12	.080	7,500	600			600	420
Residual		3,485						
		.420 acres		Total land value			80,600	56,420

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls		Unknown	Bedrooms	1
Floors	01	Hardwood	Family Rooms	
Heating System	05	Electric B/B	Full Baths	1
Fuel	03	Electric	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	27	C-	Whirlpools	572
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	
Bsmt Fin Qual	99	None	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1954	

Building Valuation Summary

		Area		
Dwelling	Frame	1 story w/bsmt	432	103,350
Basement	None			-5,140
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				17,722
Other Features				
Sub-Total				115,932
Grade	C-	Factor .9200		106,657
CDU		C&D Factor 1.00		106,657
Depreciation		35 %		69,327
		Computed cost value @ 70%		48,529

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
G Garages	CRPT Open carport	100	1,695
Total additions			17,722

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame Utility Shed	10	14	140	30.00		C	4,200	50	2,100
Value at 70%			1,470				Value at 100%		2,100

