

Property at 00023 CHEPACHET ROAD

Prop ID 1750023

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

Administrative Information

Owner name: VAZIRI HESSAM
 Second name:
 Address: 23 CHEPACHET ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map:
 Lot: 1750023 Neigh.: Zone: R15 Vol: 752 Page: 535

Assessments

Assmt category	Qty	Amount
Resident Land	.34	56,000
Resident Dwelling	1.00	138,170
Resident Outbldg	1.00	12,250

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Jan-2021
 Sale price: 430,000
 Sale valid:

Values

Mkt value :
 Cost value: 299,314

Summary

Total assessments	209,520
Total exemptions	
Net assessment	209,520

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6961
 Mkt/sale :
 Assmt/sale: .4873

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	.590	7,500	4,425			4,425	3,098
Residual 25,700								

.930 acres

Total land value

84,425

59,098

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 car	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	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1975	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,008	231,820
Basement	None			-5,140
Heating	Yes	A/C Yes		6,670
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				3,500
Other Features				44,324

Sub-Total		281,174
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		138,169

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	168	19,233
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
P Porches, Patios, Decks	DECK Wood deck	616	16,318

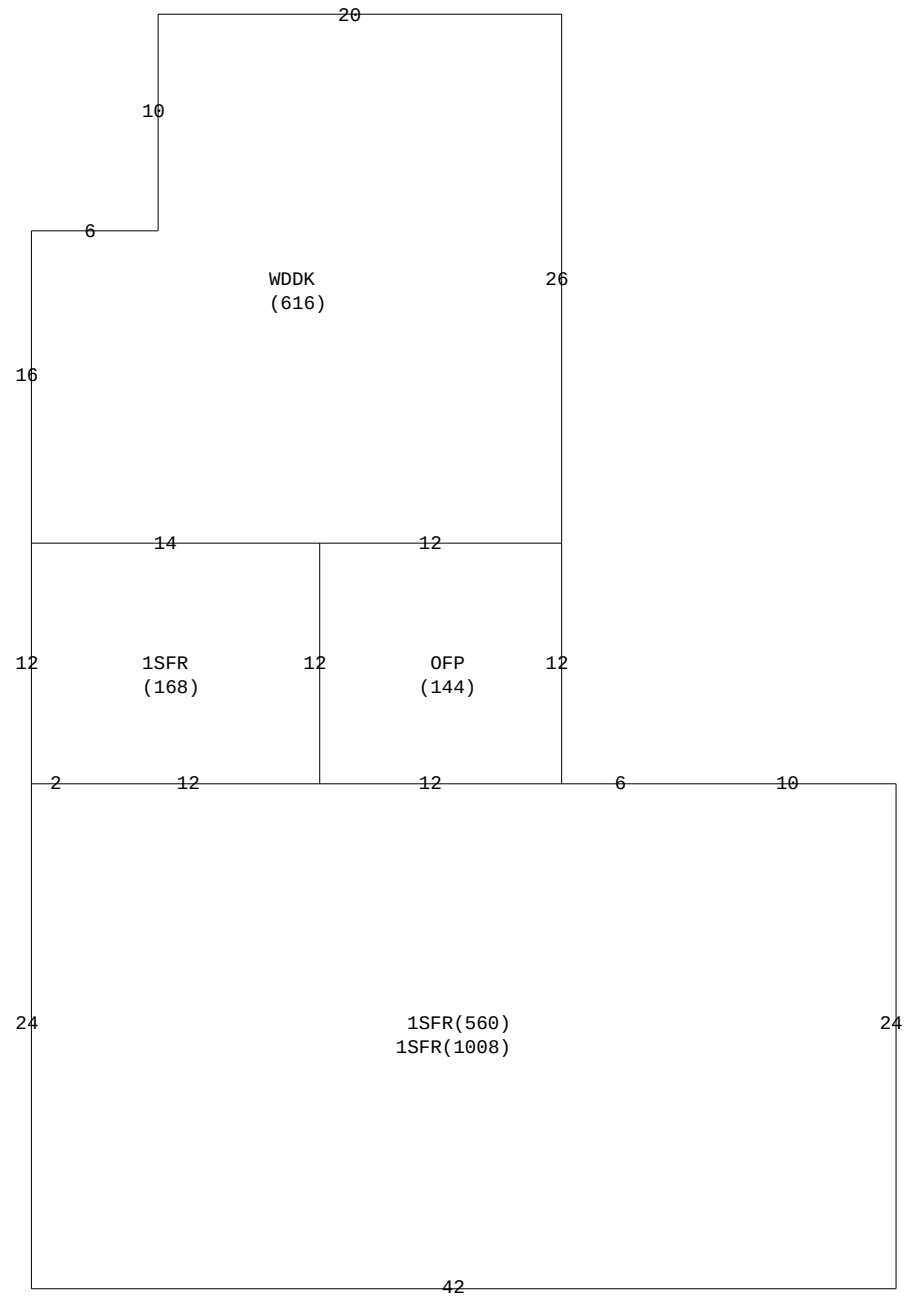
Total additions 44,324

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									

Value at 70% 12,250

Value at 100% 17,500



ACQD PORTION OF WEQUASH TRAIL PEQUOT RD & NIPMUCK PASS \$1200 541/594
2-14-12 \$347,500 INCLS 120&124 PEQUOT&PART OF WEQUASH, PEQUOT&NIPMUCK

5-6-14 \$352,500 INCLS 120&124 PEQUOT &PART OF WEQUASH, PEQUOT&NIPMUCK
1-5-21 \$430,000 INCLS 120&124 PEQUOT &PART OF WEQUASH, PEQUOT&NIPMUCK