

Property at 00031 CHEPACHET ROAD

LOTB

Prop ID 1750031

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Administrative Information

Owner name: PARENT PAUL J
Second name:
Address: 31 CHEPACHET ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map:
Lot: 1750031 Neigh.: Zone: R15 Vol: 794 Page: 144

Assessments

Assmt category	Qty	Amount
Resident Land	.34	56,000
Resident Dwelling	1.00	197,300

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Jun-2024
Sale price: 485,000
Sale valid:

Values

Resident Excess	.12	650
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Mkt value :
Cost value: 362,786

Summary

Total assessments	253,950
Total exemptions	
Net assessment	253,950

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7480
Mkt/sale :
Assmt/sale: .5236

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	.123	7,500	923			923	646
Residual	5,358							

.463 acres

Total land value

80,923

56,646

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	446
Air Condition	01	Central Air	Whirlpools	2,044
Interior Cond	06	Very Good	Saunas	
Exterior Cond	06	Very Good	# Living Units	1
			M/F stacks	
			W/B stacks	
			W/B openings	
			Actual Year Built: 2002	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	700	205,710
Basement	Full with walk			
Heating	Yes	A/C Yes		5,950
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				12,000
Other Features		RR		86,367

Sub-Total			321,204
Grade	B-	Factor 1.1700	375,809
CDU		C&D Factor 1.00	375,809
Depreciation		25 %	281,857
		Computed cost value @ 70%	197,300

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	462	20,739
G Garages	FSF Full-story fin o/gar	308	20,631
L Living Area	AIR Air conditioning	308	936
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	FRUF Frame upper full	168	14,067
L Living Area	BSMT Basement addition	168	3,096
L Living Area	AIR Air conditioning	168	511
L Living Area	AIR Air conditioning	168	511
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	DECK Wood deck	168	4,450

Total additions 86,367

