

Property at 00039 CHEPACHET ROAD

LOTA

Prop ID 1750039

Printed 05-Feb-2024 3:02 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: AUBIN JONATHAN R & LYNN OPULSKI

Second name:

Address: 39 CHEPACHET ROAD

City/state: AVON CT Zip: 06001

Location Information

Map: 048

Clerk map:

Lot: 1750039

Neigh.:

Zone: R15

Vol: 749

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Assessments

Exemptions

Last sale

Assmt category	Qty	Amount
Resident Land	.34	56,000
Resident Dwelling	1.00	211,110

Exempt	Cat	Amount

Sale date: 04-Nov-2020
Sale price: 420,000
Sale valid:

Resident Excess	.14	710
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Values
Mkt value :
Cost value: 382,600

Summary

Utilities

Sales ratios

Total assessments	267,820
Total exemptions	
Net assessment	267,820

Water	Well
Sewer	Septic
Gas	None

Cost/sale : .9110
Mkt/sale :
Assmt/sale: .6377

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	.136	7,500	1,020			1,020	714
Residual		5,924						

.476 acres

Total land value

81,020

56,714

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	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	37	B-	Addtn'l fixtures	
Garage	22	Attached 2 car	Rec Room Size	520
Area Over Gar.	01	Fully Finished	Whirlpools	2,160
Basement	04	Full with walk-o	Saunas	
Bsmt Fin Qual	03	Rec Room W/ Air	# Living Units	1
Air Condition	01	Central Air	M/F stacks	
Interior Cond	06	Very Good	W/B stacks	1
Exterior Cond	06	Very Good	W/B openings	1
Actual Year Built: 2003				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				840	233,050
Heating	Yes	A/C	Yes			6,720
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	13,500
Attic	None	Attic size:				
Additions						70,631
Other Features	WB Stks		RR			19,782

Sub-Total				343,683
Grade	B-	Factor 1.1700		402,109
CDU		C&D Factor 1.00		402,109
Depreciation		25 %		301,582
Computed cost value @ 70%				211,107

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	625	27,099
G Garages	FSF Full-story fin o/gar	480	32,152
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
P Porches, Patios, Decks	DECK Wood deck	264	6,993

Total additions 70,631

