

Property at 00043 CHEPACHET ROAD

Prop ID 1750043

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Administrative Information

Owner name: PERFITO NICHOLAS
 Second name:
 Address: 43 CHEPACHET ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 048 Clerk map:
 Lot: 1750043 Neigh.: Zone: R15 Vol: 220 Page: 0016

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Outbldg	1.00	3,570
Resident Dwelling	1.00	225,040

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Mar-1989
 Sale price: 152,000
 Sale valid:

Values

Mkt value :
 Cost value: 428,157

Summary

Total assessments	299,710
Total exemptions	
Net assessment	299,710

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.8168
 Mkt/sale :
 Assmt/sale: 1.9718

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site		14,810						
RES	12	.210	7,500	1,575			1,575	1,103
Residual		9,148						

.550 acres

Total land value

101,575

71,103

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	3
Interior Walls	02	Drywall	Bedrooms	1
Floors	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	47	A-	Whirlpools	1
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1991	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	1,056
Basement	Full with walk		239,990
Heating	Yes	A/C Yes	6,900
Plumbing	1 F/B	1 H/B	Add'l fix. 1 Wh/p
Attic	None	Attic size:	Saunas
Additions			78,960
Other Features	WB Stks		9,250

Sub-Total		341,100
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	494,595
Depreciation	35 %	321,487
	Computed cost value @ 70%	225,041

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	1,296	78,960

Total additions 78,960

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RC1 Carport	22	22	484	21.10		C	10,212	50	5,100
Value at 70%	3,570		Value at 100%		5,100				

