

Property at 00016 CHEVAS ROAD

2

Prop ID 1770016

Printed 09-Feb-2026 12:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THE HARTMONICA LIVING TRUST
Second name:
Address: 16 CHEVAS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map: 24 015
Lot: 1770016 Neigh.: Zone: R30/40 Vol: 811 Page: 655

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	486,080

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Jan-2026
Sale price: 1,270,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.97		5,070		826,643

Summary

Total assessments	
578,650	
Total exemptions	
Net assessment	578,650

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :	
.6509	
Mkt/sale :	
Assmt/sale:	.4556

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		125,000	87,500
Primary Site 30,056							
RES	12	.966	7,500	7,245		7,245	5,072
Residual 42,079							

	1.656 acres	Total land value	132,245	92,572

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,374	337,330
Basement	Full			
Heating	Yes	A/C Yes		9,660
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	15,000
Attic	None	Attic size:		
Additions				113,904
Other Features		M Stks		3,000

Sub-Total		478,894
Grade	A-	
CDU	Factor 1.4500	694,396
Depreciation	C&D Factor 1.00	694,396
	%	694,396
	Computed cost value @ 70%	486,077

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	888	39,784
G Garages	FSF Full-story fin o/gar	756	50,640
L Living Area	AIR Air conditioning	756	2,298
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	BPAT Brick/flagstone pati	480	10,946

Total additions	113,904

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern 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 8 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	07	Propane Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 3 Rec Room Size
Grade	47	A-	Whirlpools Living area 3,504
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	01	Full	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2024

