

Property at 00035 CHEVAS ROAD

Prop ID 1770035

Printed 05-Feb-2024 3:19 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MANDEL BRYNN
 Second name:
 Address: 35 CHEVAS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1770035 Neigh.: Zone: R30 Vol: 645 Page: 856

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Aug-2012
Resident Land	.69	87,500				Sale price: 265,000
Resident Dwelling	1.00	150,850				Sale valid:
Resident Outbldg	1.00	490				Values
					Mkt value :	
					Cost value:	341,200
Summary			Utilities		Sales ratios	
Total assessments	238,840		Water	Connecticut	Cost/sale :	1.2875
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	238,840		Gas	None	Assmt/sale:	.9013

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						
		.690 acres		Total land value			125,000	87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1949	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,038	236,920
Basement	Full with walk				
Heating	Yes	A/C Yes			6,810
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					35,478
Other Features	WB Stks	RR	Bsmt Gar		22,781
Sub-Total					306,989
Grade	C+	Factor 1.0800			331,548
CDU		C&D Factor 1.00			331,548
Depreciation		35 %			215,506
Computed cost value @ 70%					150,854

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	208	4,743
L Living Area	FRFF Frame first floor	132	15,111
L Living Area	BSMT Basement addition	132	2,432
L Living Area	OVER Frame Overhang	8	733
P Porches, Patios, Decks	DECK Wood deck	400	10,596
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	AIR Air conditioning	132	401
Total additions			35,478

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	8	48	30.00		C	1,440	50	700
Utility Shed									
Value at 70%			490	Value at 100%			700		

