

Property at 00061 CHEVAS ROAD

Prop ID 1770061

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Administrative Information

Owner name: HOLLAND DANIEL JOHN ETAL
 Second name:
 Address: 61 CHEVAS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1770061 Neigh.: Zone: R30 Vol: 808 Page: 542

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	166,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Oct-2025
 Sale price: 425,000
 Sale valid:

Values

Mkt value :
 Cost value: 362,986

Summary

Total assessments	254,090
Total exemptions	
Net assessment	254,090

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .8541
 Mkt/sale :
 Assmt/sale: .5979

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	07	Split Level		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	1
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	3
Basement	01	Full	Finish bsmt sz	240
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	1,582
			Saunas	
			# Living Units	
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 1985				

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,184	202,310
Basement	Full			
Heating	Yes	A/C Yes		5,810
Plumbing	1 F/B	3 H/B	Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				13,000
Other Features		M Stks		82,181
				9,634
Sub-Total				312,935
Grade	B-	Factor 1.1700		366,134
CDU		C&D Factor 1.00		366,134
Depreciation		35 %		237,987
Computed cost value @ 70%				166,591

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
L Living Area	FRUF Frame upper full	252	21,100
L Living Area	AIR Air conditioning	252	766
L Living Area	FRUF Frame upper full	72	6,029
L Living Area	AIR Air conditioning	72	219
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
L Living Area	OVER Frame Overhang	26	2,381
L Living Area	AIR Air conditioning	26	79
L Living Area	OVER Frame Overhang	48	4,396
L Living Area	AIR Air conditioning	48	146
P Porches, Patios, Decks	DECK Wood deck	424	11,232

Total additions 82,181

