

Property at 00076 CHEVAS ROAD

Prop ID 1770076

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Administrative Information

Owner name: LAZARUS CRAIG T AND
Second name: CADDICK CHRISTINE M
Address: 76 CHEVAS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 1770076 Neigh.: Zone: R30 Vol: 405 Page: 086

Assessments

Assmt category	Qty	Amount
Resident Land	.69	87,500
Resident Dwelling	1.00	355,810

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jun-2001
Sale price: 482,587
Sale valid: Y

Values

Resident Excess	.75	3,950	
Mkt value :			
Cost value:		638,943	

Summary

Total assessments	447,260
Total exemptions	
Net assessment	447,260

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3240
Mkt/sale :
Assmt/sale: .9268

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	.752	7,500	5,640			5,640	3,948
Residual		32,757						

1.442 acres

Total land value

130,640

91,448

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
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	980
Interior Cond	06	Very Good	Living area	3,574
Exterior Cond	06	Very Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2001	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,361	334,790
Basement	Full				
Heating	Yes	A/C Yes			9,590
Plumbing	4 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	20,000
Additions					106,340
Other Features		WB Stks	RR		31,310

Sub-Total				502,030
Grade	B+	Factor 1.3500		677,741
CDU		C&D Factor 1.00		677,741
Depreciation		25 %		508,306
		Computed cost value @ 70%		355,814

Building additions

Category	Type		Area	Value
G Garages	FRL	Attached frame GT 65	900	40,322
G Garages	FSF	Full-story fin o/gar	852	57,070
L Living Area	AIR	Air conditioning	852	2,590
P Porches, Patios, Decks	DECK	Wood deck	240	6,358

Total additions 106,340

