

Property at 00081 CHEVAS ROAD

Prop ID 1770081

Printed 05-Feb-2024 3:21 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STARSIK BIAN M & SUSAN E
 Second name:
 Address: 81 CHEVAS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1770081 Neigh.: Zone: R30 Vol: 463 Page: 998

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-May-2003
Resident Land	.69	65,630				Sale price: 403,500
Resident Dwelling	1.00	221,980				Sale valid: Y
Resident Outbldg	1.00	13,300				
					Values	
					Mkt value :	
					Cost value: 429,871	
Summary			Utilities		Sales ratios	
Total assessments	300,910		Water	Connecticut	Cost/sale :	1.0654
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	300,910		Gas	None	Assmt/sale:	.7457

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		.25	93,750	65,625
Primary Site		30,056						
		.690 acres		Total land value			93,750	65,625

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
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	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	1
Grade	37	B-	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full with walk				971	225,520
Heating	Yes	A/C	Yes			6,490
Plumbing	2 F/B	2 H/B	1 Add'l fix.	1 Wh/p	Saunas	15,000
Attic	None	Attic size:				
Additions						166,974
Other Features	M Stks					3,000
Sub-Total						416,984
Grade	B-	Factor	1.1700			487,871
CDU		C&D Factor	1.00			487,871
Depreciation			35 %			317,116
					Computed cost value @ 70%	221,981

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	425	11,258
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	BSMT Basement addition	72	1,327
L Living Area	AIR Air conditioning	72	219
L Living Area	FRFF Frame first floor	110	12,593
L Living Area	AIR Air conditioning	110	334
G Garages	FR Attached frame LE 65	564	24,719
L Living Area	OVER Frame Overhang	218	19,966
L Living Area	AIR Air conditioning	218	663
L Living Area	FRFF Frame first floor	152	17,401
L Living Area	FRUF Frame upper full	152	12,727
L Living Area	BSMT Basement addition	152	2,801
L Living Area	AIR Air conditioning	152	462
L Living Area	FRFF Frame first floor	247	28,277
L Living Area	FRUF Frame upper full	247	20,681
L Living Area	AIR Air conditioning	247	751
L Living Area	BSMT Basement addition	247	4,552

Total additions 166,974

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%		13,300	Value at 100%		19,000				

