

Property at 00082 CHEVAS ROAD

Prop ID 1770082

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

Administrative Information

Owner name: KLOYZNER VLAD & OKSANA
 Second name:
 Address: 82 CHEVAS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1770082 Neigh.: Zone: R30 Vol: 491 Page: 425

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Feb-2004
Resident Land	.69	87,500				Sale price: 574,900
Resident Dwelling	1.00	352,770				Sale valid: Y
					Values	
Resident Excess	.33	1,720				Mkt value :
						Cost value: 631,414
Summary			Utilities		Sales ratios	
Total assessments		441,990	Water	Connecticut	Cost/sale :	1.0983
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		441,990	Gas	None	Assmt/sale:	.7688

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	.327	7,500	2,453			2,453	1,717
Residual		14,244						
1.017 acres				Total land value			127,453	89,217

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,524	366,630
Basement	Full				
Heating	Yes	A/C Yes			10,490
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		12,500
Additions					101,372
Other Features		WB Stks			6,750
Sub-Total					497,742
Grade	B+	Factor 1.3500			671,952
CDU		C&D Factor 1.00			671,952
Depreciation		25 %			503,964
		Computed cost value @ 70%			352,775

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	240	6,358
P Porches, Patios, Decks	FOFF Frame open first flo	39	2,376
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304
L Living Area	BSMT Basement addition	100	1,843
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	576	38,583
L Living Area	AIR Air conditioning	576	1,751

Total additions 101,372

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	43	B+	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	3,724
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	1
Interior Cond	06	Very Good	W/B openings	1
Exterior Cond	06	Very Good	Actual Year Built: 2000	

