

Property at 00086 CHEVAS ROAD

Prop ID 1770086

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Administrative Information

Owner name: PITLUK STACY & RONALD BRAD
 Second name:
 Address: 86 CHEVAS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1770086 Neigh.: Zone: R30 Vol: 750 Page: 512

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Nov-2020
Resident Land	.69	87,500				Sale price: 525,000
Resident Dwelling	1.00	370,790				Sale valid:
					Values	
Resident Excess	.30	1,550			Mkt value :	
					Cost value:	656,914
Summary			Utilities		Sales ratios	
Total assessments		459,840	Water	Connecticut	Cost/sale :	1.2513
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		459,840	Gas	None	Assmt/sale:	.8759

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	.295	7,500	2,213			2,213	1,549
Residual		12,850						
				.985 acres	Total land value		127,213	89,049

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	4,014
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 2000	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,640	389,280
Basement	Full				
Heating	Yes	A/C Yes			11,130
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p	Saunas	18,000
Attic	None	Attic size:			
Additions					97,997
Other Features		WB Stks			6,750
Sub-Total					523,157
Grade	B+	Factor 1.3500			706,262
CDU		C&D Factor 1.00			706,262
Depreciation		25 %			529,697
Computed cost value @ 70%					370,788

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	828	37,096
G Garages	FSF Full-story fin o/gar	734	49,166
L Living Area	AIR Air conditioning	734	2,231
P Porches, Patios, Decks	DECK Wood deck	276	7,311
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
Total additions			97,997

