

Property at 00087 CHEVAS ROAD

Prop ID 1770087

Printed 05-Feb-2024 3:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CURRAO RACHAEL L
 Second name:
 Address: 87 CHEVAS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1770087 Neigh.: Zone: R30 Vol: 716 Page: 991

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Feb-2018
Resident Land	.69	87,500				Sale price: 360,000
Resident Dwelling	1.00	189,920				Sale valid:
Resident Outbldg	1.00	700				Values
					Mkt value :	
					Cost value:	397,314
Summary			Utilities		Sales ratios	
Total assessments	278,120		Water	Connecticut	Cost/sale :	1.1037
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	278,120		Gas	None	Assmt/sale:	.7726

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	09	Dutch Colonial			
Exterior Walls	10	Vertical Siding			
Roof Material	01	Asphalt Shingles	Story Height 2.0		
Roof Type	03	Gambrell			
Foundation	01	Poured Concrete	Total Rooms	9	Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4	Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1	Dormer linear f 8
Heating System	02	Forced Hot Air	Full Baths	3	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	1	Finish bsmt sz
Attic	99	None	Addtn'l fixtures		Rec Room Size 600
Grade	33	C+	Whirlpools		Living area 2,336
Garage	22	Attached 2 car	Saunas		# Living Units
Area Over Gar.	99	None	M/F stacks		
Basement	01	Full	W/B stacks	1	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1974		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,060	276,010
Basement	Full				
Heating	Yes	A/C Yes			7,930
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas 13,500
Attic	None		Attic size:		
Additions					64,766
Other Features		WB Stks	RR		24,287
Sub-Total					386,493
Grade	C+		Factor 1.0800		417,412
CDU			C&D Factor 1.00		417,412
Depreciation			35 %		271,318
Computed cost value @ 70%					189,923

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FR Attached frame LE 65	506	22,456
P Porches, Patios, Decks	DECK Wood deck	264	6,993
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	BSMT Basement addition	216	3,980
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	248	754
Total additions			64,766

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00	2002	C	1,920	50	1,000
Utility Shed									
Value at 70%			700				Value at 100%		1,000

