

Property at 00111 CHEVAS ROAD

Prop ID 1770111

Printed 05-Feb-2024 3:23 PM      Design and Layout (C) Right/Angles

## Administrative Information

Owner name: HOSKINS CHRISTOPHER B

Second name:

Address: 111 CHEVAS ROAD

City/state: AVON CT Zip: 06001

## -Location Information-

Map: 023

Clerk map:

Lot: 1770111

Neigh.:

Zone: R30

Vol: 730

Page: 860

## Building Valuation Summary

|                           |         |                |            |          |        |         |
|---------------------------|---------|----------------|------------|----------|--------|---------|
| Dwelling                  | Frame   | 2 story w/bsmt |            |          | Area   | 192,040 |
| Basement                  | Full    |                |            |          | 630    |         |
| Heating                   | Yes     | A/C            | No         |          |        |         |
| Plumbing                  | 1 F/B   | 1 H/B          | Add'l fix. | Wh/p     | Saunas | 3,500   |
| Attic                     | None    | Attic size:    |            |          |        |         |
| Additions                 |         |                |            |          |        | 20,027  |
| Other Features            | WB Stks |                | RR         | Bsmt Gar |        | 17,154  |
| Sub-Total                 |         |                |            |          |        | 232,721 |
| Grade                     | C+      | Factor         | 1.0800     |          |        | 251,339 |
| CDU                       |         | C&D Factor     | 1.00       |          |        | 251,339 |
| Depreciation              | 35 %    |                |            |          |        | 163,370 |
| Computed cost value @ 70% |         |                |            |          |        | 114,359 |

## Building additions

| Category        | Type                   | Area | Value  |
|-----------------|------------------------|------|--------|
| L Living Area   | OVER Frame Overhang    | 30   | 2,748  |
| L Living Area   | FRFF Frame first floor | 130  | 14,883 |
| L Living Area   | BSMT Basement addition | 130  | 2,396  |
| Total additions |                        |      | 20,027 |

## Land Information

[illegible]

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |                 |       |
|----------------|------|------------------|-------------------------|---|-----------------|-------|
| Style          | 04   | Colonial         |                         |   |                 |       |
| Exterior Walls | 01   | Clapboards       |                         |   |                 |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |                 |       |
| Roof Type      | 01   | Gable            |                         |   |                 |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 6 | Garage cars     | 1     |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 | Unfinished area |       |
| Floors         | 01   | Hardwood         | Family Rooms            |   | Dormer linear f |       |
| Heating System | 01   | Hot Water        | Full Baths              | 1 | Masonry trim sf |       |
| Fuel           | 01   | Oil              | Half Baths              | 1 | Finish bsmt sz  |       |
| Attic          | 99   | None             | Addn'l fixtures         |   | Rec Room Size   | 200   |
| Grade          | 33   | C+               | Whirlpools              |   | Living area     | 1,420 |
| Garage         | 11   | Basement 1 car   | Saunas                  |   | # Living Units  |       |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |   |                 |       |
| Basement       | 01   | Full             | W/B stacks              | 1 |                 |       |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 2 |                 |       |
| Air Condition  | 99   | None             |                         |   |                 |       |
| Interior Cond  | 05   | Good             |                         |   |                 |       |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1956 |   |                 |       |

## Outbuilding Information

| Description  | Wid | Len | Area | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 4   | 6   | 24   | 30.00 |      | C   | 720           | 50   | 400   |
| Utility Shed |     |     |      |       |      |     |               |      |       |
| Value at 70% |     | 280 |      |       |      |     | Value at 100% |      | 400   |

