

Property at 00112 CHEVAS ROAD

Prop ID 1770112

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Administrative Information

Owner name: TIRINZONI JOSEPH M AND
 Second name: KATHLEEN PASHOS
 Address: 112 CHEVAS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 1770112 Neigh.: Zone: R30 Vol: 319 Page: 801

Assessments

Assmt category	Qty	Amount
Resident Land	.87	87,500
Resident Dwelling	1.00	127,210
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Jun-1996
 Sale price: 153,000
 Sale valid:

Values

Mkt value :
 Cost value: 309,129

Summary

Total assessments	216,390
Total exemptions	
Net assessment	216,390

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.0205
 Mkt/sale :
 Assmt/sale: 1.4143

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.870	125,000	125,000			125,000	87,500
Primary Site		37,897						

.870 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,300	217,570
Basement	Full with walk				
Heating	Yes	A/C Yes			6,240
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					31,757
Other Features	WB Stks	RR	Bsmt Gar		20,521
Sub-Total					279,588
Grade	C	Factor 1.0000			279,588
CDU		C&D Factor 1.00			279,588
Depreciation		35 %			181,732
Computed cost value @ 70%					127,212

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	560	14,834
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	AIR Air conditioning	144	438

Total additions 31,757

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2005	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

