

Property at 00015 CHIDSEY ROAD

Prop ID 1780015

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Administrative Information

Owner name: SHUMAN DAVID H
 Second name:
 Address: 15 CHIDSEY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 1780015 Neigh.: Zone: RU2A Vol: 709 Page: 259

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Outbldg	3.00	17,360
Resident Dwelling	1.00	143,850

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-May-2017
 Sale price: 280,000
 Sale valid:

Values

Mkt value :
 Cost value: 363,357

Summary

Total assessments	254,350	
Total exemptions		
Net assessment	254,350	

Utilities

	Water	Well
	Sewer	Septic
	Gas	None

Sales ratios

Cost/sale : 1.2977
 Mkt/sale :
 Assmt/sale: .9084

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	125,000	125,000			125,000	87,500
Primary Site		87,120						
RES	12	4.300	7,500	32,250	.75		8,063	5,644
Residual		187,308						

6.300 acres

Total land value

133,063

93,144

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsm't Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1959	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	988	228,410
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	
Additions				75,000
Other Features	WB Stks			9,250

Sub-Total		316,160
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	316,160
Depreciation	35 %	205,504
	Computed cost value @ 70%	143,853

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	1,864	75,000

Total additions 75,000

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	28	672	55.95		C	37,598	50	18,800
Block Detach Garage									
AL1 Lean-to	10	24	240	37.75		C	9,060	50	4,500
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%			17,360				Value at 100%		24,800

