

Property at 00025 CHIDSEY ROAD

Prop ID 1780025

Printed 05-Feb-2024 3:25 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GRAF MARK & LYNN TRUSTEES  
Second name:  
Address: 25 CHIDSEY ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 014 Clerk map:  
Lot: 1780025 Neigh.: Zone: RU2A Vol: 721 Page: 1181

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 87,500  |
| Resident Dwelling | 1.00 | 156,520 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 23-Nov-1998  
Sale price: 130,000  
Sale valid:

## Values

| Resident Excess | .02 | 110     |  |
|-----------------|-----|---------|--|
| Mkt value :     |     |         |  |
| Cost value:     |     | 348,757 |  |

## Summary

| Total assessments | 244,130 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 244,130 |

## Utilities

| Water | Well   |
|-------|--------|
| Sewer | Septic |
| Gas   | None   |

## Sales ratios

Cost/sale : 2.6827  
Mkt/sale :  
Assmt/sale: 1.8779

## 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  | .020       | 7,500   | 150     |      |      | 150     | 105       |
| Residual     |     | 871        |         |         |      |      |         |           |

2.020 acres

Total land value

125,150

87,605

## Building Valuation Summary

|                |                |                    |             |      | Area   |         |
|----------------|----------------|--------------------|-------------|------|--------|---------|
| Dwelling       | Frame          | 1 1/2 story w/bsmt |             |      | 1,258  | 274,390 |
| Basement       | Partial > half |                    |             |      |        | -2,260  |
| Heating        | Yes            | A/C                | No          |      |        |         |
| Plumbing       | 2 F/B          | 1 H/B              | Add'l fix.  | Wh/p | Saunas | 8,500   |
| Attic          | None           |                    | Attic size: |      |        |         |
| Additions      |                |                    |             |      |        | 31,129  |
| Other Features |                | WB Stks            |             |      |        | 6,750   |

|              |    |  |                           |  |  |         |
|--------------|----|--|---------------------------|--|--|---------|
| Sub-Total    |    |  |                           |  |  | 318,509 |
| Grade        | C+ |  | Factor 1.0800             |  |  | 343,990 |
| CDU          |    |  | C&D Factor 1.00           |  |  | 343,990 |
| Depreciation |    |  | 35 %                      |  |  | 223,594 |
|              |    |  | Computed cost value @ 70% |  |  | 156,516 |

## Building additions

| Category                 | Type |                      | Area | Value  |
|--------------------------|------|----------------------|------|--------|
| P Porches, Patios, Decks | F0FF | Frame open first flo | 126  | 7,677  |
| G Garages                | FR   | Attached frame LE 65 | 336  | 15,823 |
| P Porches, Patios, Decks | DECK | Wood deck            | 288  | 7,629  |

Total additions 31,129

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium       |
|----------------|------|------------------|-------------------|
| Style          | 17   | Old style        |                   |
| Exterior Walls | 04   | Vinyl 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          | Garage cars 1     |
| Floors         | 01   | Hardwood         | Bedrooms 3        |
| Heating System | 01   | Hot Water        | Family Rooms      |
| Fuel           | 01   | Oil              | Full Baths 2      |
| Attic          | 99   | None             | Half Baths 1      |
| Grade          | 33   | C+               | Masonry trim sf   |
| Garage         | 21   | Attached 1 car   | Finish bsmt sz    |
| Area Over Gar. | 99   | None             | Rec Room Size     |
| Basement       | 03   | Partial > half   | Living area 1,887 |
| Bsmt Fin Qual  | 01   | Unfinished       | Whirlpools        |
| Air Condition  | 99   | None             | # Living Units    |
| Interior Cond  | 05   | Good             |                   |
| Exterior Cond  | 05   | Good             |                   |

Actual Year Built: 1860

