# Town of Avon Residential Property Card

Property at 00041 CHIDSEY ROAD | Prop ID 1780041 | Printed 22-Apr-2025 4:02 PM | Design and Layout (C) Right/Angles

## Administrative Information

Owner name: LAVOIE ROGER C
Second name:
Address: 41 CHIDSEY ROAD
City/state: AVON CT Zip: 06001

## Location Information

Map: 014 Clerk map:
Lot: 1780041 Neigh.: Zone: RU2A Vol: 682 Page: 640

### Assessments

| Assmt category | Qty | Amount |
|---|---|---|
| Resident Land | 2.00 | 87,500 |
| Resident Dwellng | 1.00 | 152,120 |

### Exemptions

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

### Last sale

Sale date: 05-Feb-2015
Sale price:
Sale valid:

### Values

Mkt value :
Cost value: 342,314

### Summary

| | |
|---|---|
| Total assessments | 239,620 |
| Total exemptions | |
| Net assessment | 239,620 |

### Utilities

| | |
|---|---|
| Water | Well |
| Sewer | Public sewer |
| Gas | None |

### Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

## 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 | | | | | |
| | | 2.000 acres | | Total land value | | 125,000 | 87,500 |

## Residential Dwelling Information

| Subject | Code | Description |
|---|---|---|
| Style | 02 | Cape |
| Exterior Walls | 03 | Aluminum Siding |
| Roof Material | 01 | Asphalt Shingles |
| Roof Type | 01 | Gable |
| Foundation | 01 | Poured Concrete |
| Interior Walls | 01 | Plaster |
| Floors | 01 | Hardwood |
| Heating System | 01 | Hot Water |
| Fuel | 01 | Oil |
| Attic | 01 | Fully Finished |
| Grade | 33 | C+ |
| Garage | 12 | Basement 2 car |
| Area Over Gar. | 01 | Fully Finished |
| Basement | 01 | Full |
| Bsmt Fin Qual | 01 | Unfinished |
| Air Condition | 99 | None |
| Interior Cond | 05 | Good |
| Exterior Cond | 05 | Good |

Condominium

Story Height 1.0

| | | | |
|---|---|---|---|
| Total Rooms | 6 | Garage cars | 2 |
| Bedrooms | 3 | Unfinished area | |
| Family Rooms | | Dormer linear f | |
| Full Baths | 1 | Masonry trim sf | |
| Half Baths | | Finish bsmt sz | |
| Addtn'l fixtures | | Rec Room Size | |
| Whirlpools | | Living area | 1,392 |
| Saunas | | # Living Units | |
| M/F stacks | | | |
| W/B stacks | 1 | | |
| W/B openings | 1 | | |

Actual Year Built: 1952

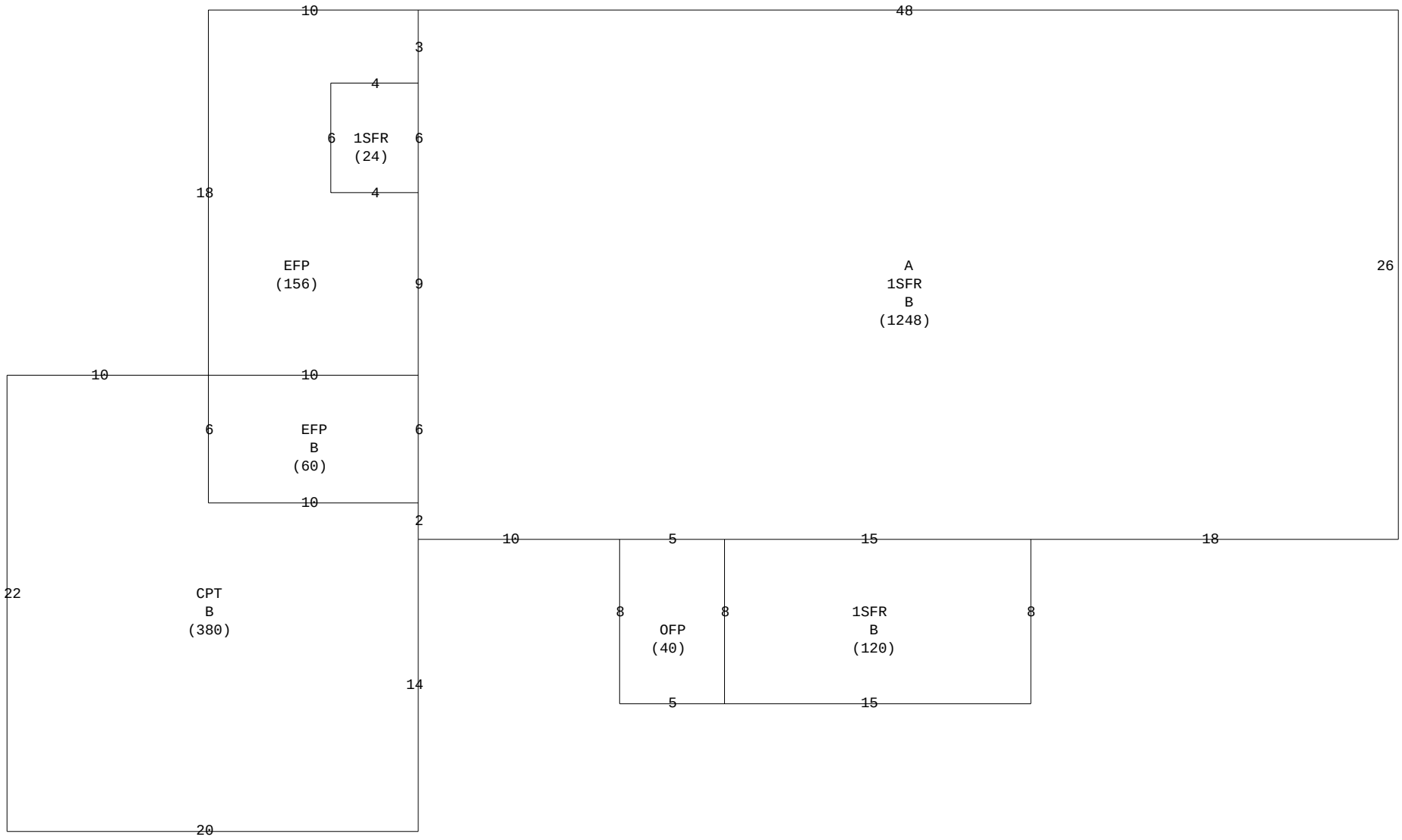
## Building Valuation Summary

| | | | Area | |
|---|---|---|---|---|
| Dwelling | Frame | 1 story w/bsmt | 1,248 | 210,730 |
| Basement | Full | | | |
| Heating | Yes | A/C No | | |
| Plumbing | 1 F/B | H/B Add'l fix. Wh/p Saunas | | |
| Attic | Fully Finished | Attic size: 1,248 | | 33,996 |
| Additions | | | | 53,080 |
| Other Features | | WB Stks Bsmt Gar | | 11,750 |
| Sub-Total | | | | 309,556 |
| Grade | C+ | Factor 1.0800 | | 334,320 |
| CDU | | C&D Factor 1.00 | | 334,320 |
| Depreciation | | 35 % | | 217,308 |
| | | Computed cost value @ 70% | | 152,116 |

## Building additions

| Category | | Type | | Area | Value |
|---|---|---|---|---|---|
| P | Porches, Patios, Decks | CPAT | Concrete patio | 380 | 3,239 |
| L | Living Area | BSMT | Basement addition | 380 | 7,003 |
| P | Porches, Patios, Decks | FEFF | Frame enclosed first | 60 | 5,722 |
| L | Living Area | BSMT | Basement addition | 60 | 1,106 |
| P | Porches, Patios, Decks | FEFF | Frame enclosed first | 156 | 14,876 |
| L | Living Area | FRFF | Frame first floor | 24 | 2,748 |
| L | Living Area | FRFF | Frame first floor | 120 | 13,738 |
| L | Living Area | BSMT | Basement addition | 120 | 2,211 |
| P | Porches, Patios, Decks | FOFF | Frame open first flo | 40 | 2,437 |
| | | | | Total additions | 53,080 |

Property at 00041 CHIDSEY ROAD  Prop ID 1780041 Card 01  Scale: 1" = 7.13 feet




PROB CERT HENRY SPRING 5-3-13 VOL 660 PG 425
CERT DEVISE TO ROGER C LAVOIE VOL 682 PG 640 2-5-15