

Property at 00050 CHIDSEY ROAD

Prop ID 1780050

Printed 09-Sep-2026 3:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHENG LI MAN &
 Second name: HO MING FANG
 Address: 50 CHIDSEY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 1780050 Neigh.: Zone: RU2A Vol: 817 Page: 852

Assessments

Assmt category	Qty	Amount
Resident Land	1.41	87,500
Resident Dwelling	1.00	147,960
Resident Outbldg	1.00	8,330

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 20-Aug-2026
 Sale price: 605,500
 Sale valid:

Values

Mkt value :
 Cost value: 348,271

Summary

Total assessments	243,790
Total exemptions	
Net assessment	243,790

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .5752
 Mkt/sale :
 Assmt/sale: .4026

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.410	125,000	125,000		125,000	87,500
Primary Site		61,420					

1.410 acres

Total land value

125,000

87,500

Residential Dwelling Information

Subject Code Description

Style	17	Old style
Exterior Walls	04	Vinyl Siding
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	02	Forced Hot Air
Fuel	01	Oil
Attic	99	None
Grade	30	C
Garage	99	None
Area Over Gar.	99	None
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 2.0

Total Rooms	8	Garage cars
Bedrooms	4	Unfinished area
Family Rooms	1	Dormer linear f
Full Baths	3	Masonry trim sf
Half Baths		Finish bsmt sz
Addtn'l fixtures		Rec Room Size
Whirlpools		Living area 2,238
Saunas		# Living Units 1
M/F stacks		
W/B stacks		
W/B openings		

Actual Year Built: 1934

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	181,490
Basement	Full		576	
Heating	Yes	A/C Yes		5,270
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	10,000
Attic	None	Attic size:		
Additions				128,426
Other Features				

Sub-Total		325,186
Grade C	Factor 1.0000	325,186
CDU	C&D Factor 1.00	325,186
Depreciation	35 %	211,371
	Computed cost value @ 70%	147,960

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	72	1,327
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	FRUF Frame upper full	72	6,029
L Living Area	AIR Air conditioning	144	438
L Living Area	FRFF Frame first floor	153	17,516
L Living Area	AIR Air conditioning	153	465
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	FRUF Frame upper full	336	28,133
L Living Area	AIR Air conditioning	672	2,043
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	FRFF Frame first floor	117	13,394
L Living Area	AIR Air conditioning	117	356
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387

Total additions 128,426

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	24	576	41.35	2025	C	23,818	50	11,900
Block Detach Garage									

Value at 70% 8,330

Value at 100% 11,900

