

Property at 00055 CHIDSEY ROAD

Prop ID 1780055

Printed 05-Feb-2024 3:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VYTHESWARAN MARY & KARTHIKEYA
 Second name:
 Address: 55 CHIDSEY ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 1780055 Neigh.: Zone: RU2A Vol: 764 Page: 390

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	87,500
Resident Dwelling	1.00	504,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Aug-2021
 Sale price: 729,000
 Sale valid:

Values

Mkt value :
 Cost value: 845,871

Summary

Total assessments	592,110
Total exemptions	
Net assessment	592,110

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1603
 Mkt/sale :
 Assmt/sale: .8122

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	.004	7,500	30			30	21
Residual		174						

2.004 acres

Total land value

125,030

87,521

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,559	495,930
Basement	Full				
Heating	No	A/C Yes			14,110
Plumbing	4 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas	19,500
Attic	None	Attic size:			
Additions					91,891
Other Features		WB Stks			6,750

Sub-Total			628,181
Grade	B+	Factor 1.3500	848,044
CDU		C&D Factor 1.00	848,044
Depreciation		15 %	720,837
		Computed cost value @ 70%	504,586

Building additions

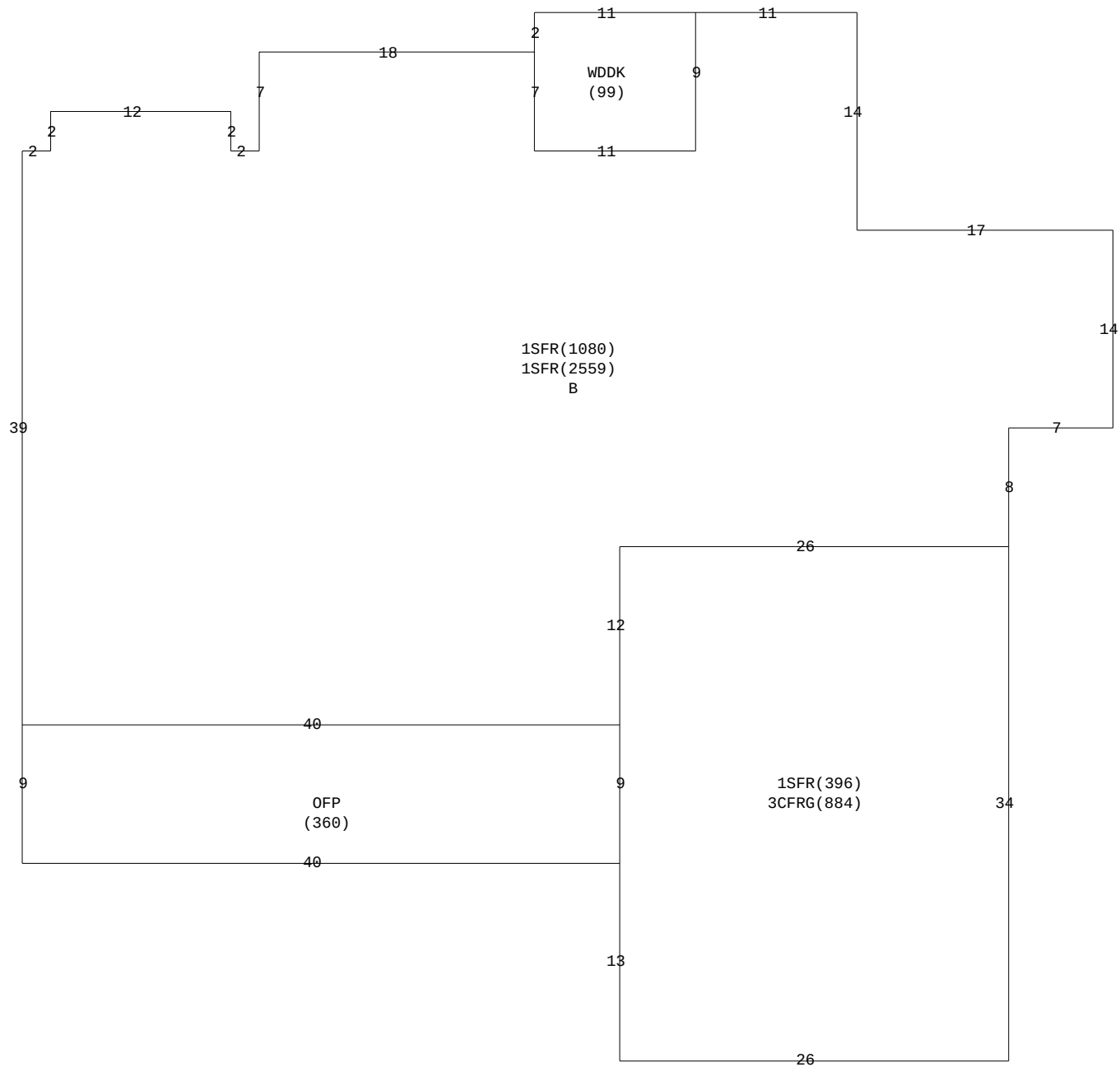
Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	360	21,933
P Porches, Patios, Decks	DECK Wood deck	99	2,623
G Garages	FRL Attached frame GT 65	884	39,605
G Garages	FSF Full-story fin o/gar	396	26,526
L Living Area	AIR Air conditioning	396	1,204

Total additions 91,891

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	20	Modern Cape	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 3
Floors	02	Softwood	Bedrooms 4
Heating System	08	Geothermal	Unfinished area
Fuel	03	Electric	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 4
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 4,035
Exterior Cond	05	Good	Whirlpools
			# Living Units 1
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 2011

Scale: 1" = 10.56 feet



V 559 P 883 5-29-07 \$750,000 SALE INCLUDES 61,65,73,85 CHIDSEY ROAD