

Property at 00060 EDDY STREET

Prop ID 2170060

Printed 06-Feb-2024 11:18 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHAHO MICHAEL B
 Second name:
 Address: 60 EDDY STREET
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 2170060 Neigh.: Zone: R15 Vol: 510 Page: 484

Assessments

Assmt category	Qty	Amount
Resident Land	.34	105,000
Resident Dwelling	1.00	362,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Nov-2004
 Sale price: 675,000
 Sale valid:

Values

Mkt value :
 Cost value: 670,200

Summary

Total assessments	469,140
Total exemptions	
Net assessment	469,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9929
 Mkt/sale :
 Assmt/sale: .6950

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	150,000	150,000		150,000	105,000
Primary Site		14,810					
RES	12	.260	7,500	1,950		1,950	1,365
Residual		11,326					

.600 acres

Total land value

151,950

106,365

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	301,790
Basement	Full with walk		1,192	
Heating	Yes	A/C Yes		8,660
Plumbing	2 F/B 1 H/B	2 Add'l fix. 1 Wh/p	Saunas	12,000
Attic	Fully Finished	Attic size: 306		14,324
Additions				130,776
Other Features	M Stks			9,000

Sub-Total		476,550
Grade A-	Factor 1.4500	690,998
CDU	C&D Factor 1.00	690,998
Depreciation	25 %	518,249
	Computed cost value @ 70%	362,774

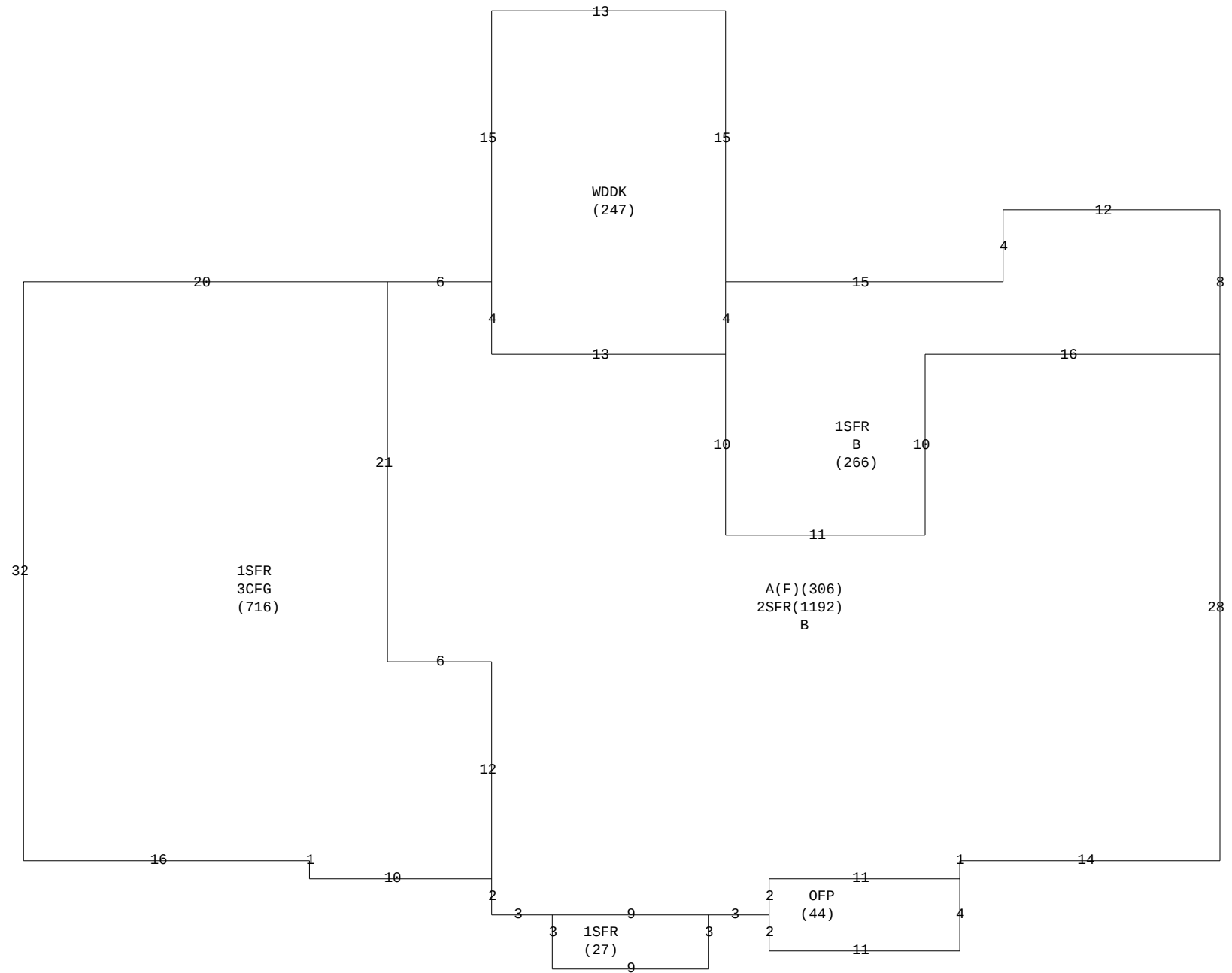
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	716	32,078
G Garages	FSF Full-story fin o/gar	716	47,961
L Living Area	AIR Air conditioning	716	2,177
L Living Area	FRFF Frame first floor	27	3,091
L Living Area	AIR Air conditioning	27	82
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	BSMT Basement addition	266	4,902
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	AIR Air conditioning	266	809
P Porches, Patios, Decks	DECK Wood deck	247	6,543

Total additions 130,776

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	07	Propane Gas	Family Rooms 1
Attic	01	Fully Finished	Dormer linear f
Grade	47	A-	Full Baths 2
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	04	Full with walk-o	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 3,699
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks 3
			W/B stacks
			W/B openings
			Actual Year Built: 2004



SALE PRICE \$110,000 INCLUDES 54 & 60 EDDY STREET 1.29 ACS.