

Property at 00056 CHELTENHAM WAY

Prop ID 1740056

Printed 03-Apr-2018 12:23 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	THORNETT KATHERINE M
Second name:	
Address:	56 CHELTENHAM WAY
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,296	231,950
Basement	Full		
Heating	Yes A/C Yes		7,030
Plumbing	3 F/B 2 H/B 5 Add'l fix. Wh/p Saunas		14,500
Attic	None Attic size:		
Additions			135,000
Other Features	WB Stks RR		24,430
Sub-Total			412,910
Grade	A- Factor 1.4500		598,720
CDU	C&D Factor 1.00		598,720
Depreciation	30 %		419,100
Computed cost value @ 70%			293,370

Location Information					
Map: 025	Clerk map:				
Lot: 1740056	Neigh.:	Zone:	Vol: 717 Page: 744		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	26-Mar-2018
Resident Land	.92 105,000			Sale price:	583,000
Resident Dwelling	1.00 293,370			Sale valid:	
Resident Excess	.32 1,680			Values	
				Mkt value :	
				Cost value:	571,500
Summary		Utilities		Sales ratios	
Total assessments	400,050	Water	Avon	Cost/sale :	.9803
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	400,050	Gas	None	Assmt/sale:	.6862

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	14	900
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L Living Area	AIR Air conditioning	28	100
L Living Area	FRFF Frame first floor	195	15,700
L Living Area	BSMT Basement addition	195	2,500
L Living Area	AIR Air conditioning	195	400
L Living Area	FRFF Frame first floor	350	28,300
L Living Area	BSMT Basement addition	350	4,600
L Living Area	AIR Air conditioning	350	800
P Porches, Patios, Decks	DECK Wood deck	704	13,200
P Porches, Patios, Decks	DECK Wood deck	300	5,600
L Living Area	FRFF Frame first floor	240	19,400
L Living Area	BSMT Basement addition	240	3,100
L Living Area	AIR Air conditioning	240	500
G Garages	FR Attached frame LE 65	648	20,400
P Porches, Patios, Decks	FOFF Frame open first flo	40	1,700
L Living Area	FRFF Frame first floor	176	14,200
L Living Area	BSMT Basement addition	176	2,300
L Living Area	AIR Air conditioning	176	400
Total additions			135,000

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.320	7,500	2,400		2,400	1,680
Residual		13,939					
1.240 acres				Total land value		152,400	106,680

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Living area	3,580
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
Actual Year Built: 1978				

