

Property at 00081 CHEVAS ROAD

Prop ID 1770081

Printed 02-May-2015 1:32 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	STARSLIAK BRIAN M & SUSAN E
Second name:	
Address:	81 CHEVAS ROAD
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	971	165,900
Basement	Full with walk		
Heating	Yes A/C Yes		5,030
Plumbing	2 F/B 2 H/B 1 Add'l fix. 1 Wh/p Saunas		11,400
Attic	None Attic size:		
Additions			118,400
Other Features	M Stks Unfin 3,500		3,000
Sub-Total			303,730
Grade	B- Factor 1.1700		355,360
CDU	C&D Factor 1.00		355,360
Depreciation	30 %		248,750
Computed cost value @ 70%			174,130

Location Information		
Map: 023	Clerk map:	
Lot: 1770081	Neigh.: Zone: R30 Vol: 463 Page: 998	
Assessments	Exemptions	Last sale
Assmt category Qty Amount	Exempt Cat Amount	Sale date: 16-May-2003
Resident Land .69 60,380		Sale price: 403,500
Resident Dwelling 1.00 174,130		Sale valid: Y
Resident Outbldg 1.00 7,710		Values
		Mkt value :
		Cost value: 346,030
Summary	Utilities	Sales ratios
Total assessments 242,220	Water Unionville	Cost/sale : .8576
Total exemptions	Sewer Public sewer	Mkt/sale :
Net assessment 242,220	Gas	Assmt/sale: .6003

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	425	7,900
L Living Area	FRFF Frame first floor	72	5,800
L Living Area	BSMT Basement addition	72	900
L Living Area	AIR Air conditioning	72	200
L Living Area	FRFF Frame first floor	110	8,900
L Living Area	AIR Air conditioning	110	200
G Garages	FR Attached frame LE 65	564	18,100
L Living Area	OVER Frame Overhang	218	14,100
L Living Area	AIR Air conditioning	218	500
L Living Area	FRFF Frame first floor	152	12,300
L Living Area	FRUF Frame upper full	152	9,000
L Living Area	BSMT Basement addition	152	2,000
L Living Area	AIR Air conditioning	152	300
L Living Area	FRFF Frame first floor	247	19,900
L Living Area	FRUF Frame upper full	247	14,600
L Living Area	AIR Air conditioning	247	500
L Living Area	BSMT Basement addition	247	3,200
Total additions			118,400

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	115,000	115,000	.25	86,250	60,380
Primary Site		30,056					
		.690 acres		Total land value		86,250	60,380

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	05	W/W over sub-flo	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	1 Rec Room Size
Grade	37	B-	Whirlpools	1 Living area 2,654
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	02	Fully Unfinished	M/F stacks	1
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1985	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP2 Pool w/ Prefab Vinyl	16	32	512	43.06		C	22,047	50	11,020
Value at 70%			7,710	Value at 100%			11,020		

