

Administrative Information	
Owner name:	WANNER STEPHEN A &
Second name:	BROOKS-WANNER DEBORAH A
Address:	87 PAPER CHASE TRAIL
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	896	243,980
Basement	Full		
Heating	Yes A/C Yes		7,030
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p Saunas		9,000
Attic	None Attic size:		
Additions			75,223
Other Features	Mason Trim WB Stks		19,463
Sub-Total			354,696
Grade	B Factor 1.2600		446,917
CDU	C&D Factor 1.00		446,917
Depreciation	35 %		290,496
Computed cost value @ 70%			203,347

Location Information					
Map: 012	Clerk map:				
Lot: 3480087	Neigh.:	Zone: R40	Vol: 776 Page: 865		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	01-Jul-2022
Resident Land	.92 105,000			Sale price:	540,000
Resident Dwelling	1.00 203,350			Sale valid:	
Resident Outbldg	1.00 1,680			Values	
Resident Excess	.04 210			Mkt value :	
Summary		Utilities		Sales ratios	
Total assessments	310,240	Water Well		Cost/sale :	.8207
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	310,240	Gas None		Assmt/sale:	.5745

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FRUH Frame upper half	240	12,273
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	UATT Unfinished attic	150	2,626
P Porches, Patios, Decks	BPAT Brick/flagstone pati	288	6,568
L Living Area	AIR Air conditioning	360	1,094
Total additions			75,223

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	.040	7,500	300		300	210
Residual		1,742					
		.960 acres		Total land value		150,300	105,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf 352
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	1 Rec Room Size
Grade	40	B	Whirlpools	Living area 2,152
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1971	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2004	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680	Value at 100%			2,400		

