

Property at 00025 OLD WHEELER COURT

Prop ID 3400025

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Administrative Information

Owner name: ALVORD C HUNT III &
 Second name: GAIL B
 Address: 25 OLD WHEELER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3400025 Neigh.: Zone: R30 Vol: 285 Page: 678

Assessments

Assmt category	Qty	Amount
Resident Land	.83	94,500
Resident Dwelling	1.00	174,820
Resident Outbldg	1.00	700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Oct-1993
 Sale price: 205,300
 Sale valid:

Values

Mkt value :
 Cost value: 385,743

Summary

Total assessments	270,020
Total exemptions	
Net assessment	270,020

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.8789
 Mkt/sale :
 Assmt/sale: 1.3152

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.830	135,000	135,000			135,000	94,500
Primary Site		36,155						

.830 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	05	W/W over sub-flo		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1993

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	984	261,170
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		11,000
Additions					76,833
Other Features		WB Stks			6,750
Sub-Total					355,753
Grade	C+	Factor 1.0800			384,213
CDU		C&D Factor 1.00			384,213
Depreciation		35 %			249,738
Computed cost value @ 70%					174,817

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	36	4,121
G Garages	FR Attached frame LE 65	492	21,909
L Living Area	OVER Frame Overhang	13	1,191
L Living Area	OVER Frame Overhang	13	1,191
P Porches, Patios, Decks	DECK Wood deck	442	11,709
G Garages	FSF Full-story fin o/gar	384	25,722
L Living Area	FRFF Frame first floor	96	10,990

Total additions 76,833

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%					700	Value at 100%			
						1,000			

