

Property at 00043 OLD WHEELER COURT

Prop ID 3400043

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Administrative Information

Owner name: ST DENIS KELLY & MARTIN
 Second name:
 Address: 43 OLD WHEELER COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3400043 Neigh.: Zone: R40 Vol: 799 Page: 952

Assessments

Assmt category	Qty	Amount
Resident Land	.84	94,500
Resident Dwelling	1.00	327,140

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jan-2025
 Sale price: 729,000
 Sale valid:

Values

Mkt value :
 Cost value: 602,343

Summary

Total assessments	421,640
Total exemptions	
Net assessment	421,640

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8263
 Mkt/sale :
 Assmt/sale: .5784

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.840	135,000	135,000			135,000	94,500
Primary Site		36,590						

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

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	3
Grade	40	B	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,416	345,540
Basement	Full				
Heating	Yes	A/C Yes			9,890
Plumbing	3 F/B	H/B 3 Add'l fix.	Wh/p	Saunas	11,500
Attic	None	Attic size:			
Additions					182,702
Other Features	WB Stks		Bsmt Gar		21,000
Sub-Total					570,632
Grade	B	Factor 1.2600			718,996
CDU		C&D Factor 1.00			718,996
Depreciation		35 %			467,347
Computed cost value @ 70%					327,143

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	640	14,595
L Living Area	FRFF Frame first floor	400	45,792
L Living Area	BSMT Basement addition	400	7,371
L Living Area	AIR Air conditioning	400	1,216
P Porches, Patios, Decks	DECK Wood deck	480	12,715
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	BSMT Basement addition	676	12,457
L Living Area	FRFF Frame first floor	676	77,389
L Living Area	AIR Air conditioning	676	2,055
P Porches, Patios, Decks	DECK Wood deck	160	4,238

Total additions 182,702

