

Property at 00002 OLD WHEELER LANE

Prop ID 3410002

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Administrative Information

Owner name: CUDEBACK BRIAN P &
Second name: JENNIFER C
Address: 2 OLD WHEELER LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3410002 Neigh.: Zone: R30 Vol: 300 Page: 947

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	302,310

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Oct-1994
Sale price: 220,000
Sale valid:

Values

Resident Excess	.35	1,840

Summary

Total assessments	398,650
Total exemptions	
Net assessment	398,650

Utilities

Water	Connecticut
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 2.5886
Mkt/sale :
Assmt/sale: 1.8120

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.350	7,500	2,625			2,625	1,838
Residual		15,246						

1.270 acres

Total land value

137,625

96,338

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	10
Interior Walls	01	Plaster	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	04	Fully finished w	Half Baths	1
Grade	40	B	Addtn'l fixtures	1
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	99	None	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1773	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,140	291,630
Basement	Full			
Heating	Yes	A/C No		
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p Saunas 14,000
Attic	Fully finished w/WH		Attic size: 800	29,196
Additions				178,998
Other Features		WB Stks		13,500

Sub-Total			527,324
Grade	B	Factor 1.2600	664,428
CDU		C&D Factor 1.00	664,428
Depreciation		35 %	431,878
		Computed cost value @ 70%	302,315

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
L Living Area	FRFF Frame first floor	204	23,354
L Living Area	FRUF Frame upper full	204	17,081
P Porches, Patios, Decks	FOFF Frame open first flo	244	14,866
P Porches, Patios, Decks	BPAT Brick/flagstone pati	281	6,408
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	BSMT Basement addition	270	4,976
G Garages	FSF Full-story fin o/gar	624	41,798

Total additions 178,998

