

Property at 00027 OLD WHEELER LANE

Prop ID 3410027

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Administrative Information

Owner name: SNYDER ERIC D
Second name:
Address: 27 OLD WHEELER LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3410027 Neigh.: Zone: R30 Vol: 487 Page: 516

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	161,560
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Dec-2003
Sale price: 247,000
Sale valid: Y

Values

Mkt value :
Cost value: 368,057

Summary

Total assessments	257,640
Total exemptions	
Net assessment	257,640

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4901
Mkt/sale :
Assmt/sale: 1.0431

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	.140	7,500	1,050			1,050	735
Residual		6,098						

1.060 acres

Total land value

136,050

95,235

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1966	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,764	278,630
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				38,392
Other Features		WB Stks		6,750

Sub-Total				328,772
Grade	C+	Factor 1.0800		355,074
CDU		C&D Factor 1.00		355,074
Depreciation		35 %		230,798
		Computed cost value @ 70%		161,559

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	224	5,934
P Porches, Patios, Decks	DECK Wood deck	410	10,861
G Garages	FR Attached frame LE 65	484	21,597

Total additions 38,392

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

