

Property at 00037 OLD WHEELER LANE

Prop ID 3410037

Printed 21-Sep-2026 8:48 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DECHAMPS KAROLINE
 Second name:
 Address: 43 OLD WHEELER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3410037 Neigh.: Zone: R30 Vol: 596 Page: 663

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 28-Jan-2008
Resident Dwelling	1.00	152,250			Sale price: 282,000
Resident Outbldg	1.00	2,520			Sale valid:

Values	
Mkt value :	
Cost value:	358,871

Summary

Summary		Utilities		Sales ratios	
Total assessments	251,210	Water	Well	Cost/sale :	1.2726
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	251,210	Gas	CNG	Assmt/sale:	.8908

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	.740	7,500	5,550	.50		2,775	1,943
Residual		32,234						

1.660 acres Total land value 137,775 96,443

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1951	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,342	223,100
Basement	Full		
Heating	Yes A/C Yes		6,400
Plumbing	1 F/B H/B 2 Add'l fix. Wh/p		1,000
Attic	None Attic size:		
Additions			62,220
Other Features	WB Stks RR		17,100
Sub-Total			309,820
Grade	C+ Factor 1.0800		334,606
CDU	C&D Factor 1.00		334,606
Depreciation	35 %		217,494
Computed cost value @ 70%			152,246

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	754	19,973
L Living Area	FRFF Frame first floor	228	26,102
G Garages	FR Attached frame LE 65	250	12,467
P Porches, Patios, Decks	FOFF Frame open first flo	49	2,985
L Living Area	AIR Air conditioning	228	693

Total additions 62,220

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00		C	7,200	50	3,600
Utility Shed									
Value at 70%		2,520		Value at 100%		3,600			

