

Property at 00043 OLD WHEELER LANE

Prop ID 3410043

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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: 3410043 Neigh.: Zone: R30 Vol: 622 Page: 965

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Jul-1991
Resident Land	.92	94,500				Sale price: 246,000
Resident Dwelling	1.00	317,350				Sale valid:
					Values	
Resident Excess	.68	3,570				Mkt value :
						Cost value: 593,457
Summary			Utilities		Sales ratios	
Total assessments		415,420	Water	Well		Cost/sale : 2.4124
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		415,420	Gas	CNG		Assmt/sale: 1.6887

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	.680	7,500	5,100			5,100	3,570
Residual		29,621						
		1.600 acres	Total land value				140,100	98,070

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	03	Partially finish	Half Baths	1
Grade	40	B	Addtn'l fixtures	4
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	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: 1957	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	784
Basement	Full		222,110
Heating	Yes	A/C No	
Plumbing	3 F/B	1 H/B	4 Add'l fix.
Attic	Partially finished	Wh/p	Saunas
Additions		Attic size: 784	15,500
Other Features	WB Stks		18,006
			284,436
Sub-Total			13,500
Grade	B	Factor 1.2600	553,552
CDU		C&D Factor 1.00	697,476
Depreciation		35 %	697,476
		Computed cost value @ 70%	453,359
			317,351

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	182	11,089
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FSF Full-story fin o/gar	240	16,076
L Living Area	FRUF Frame upper full	24	2,010
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
L Living Area	FRFF Frame first floor	399	45,678
L Living Area	FRUF Frame upper full	399	33,408
L Living Area	BSMT Basement addition	399	7,353
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	FRUF Frame upper full	60	5,024
L Living Area	FRFF Frame first floor	130	14,883
L Living Area	FRUF Frame upper full	110	9,210
L Living Area	OVER Frame Overhang	21	1,923
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	FRUF Frame upper full	440	36,841
P Porches, Patios, Decks	DECK Wood deck	182	4,821
P Porches, Patios, Decks	FOFF Frame open first flo	204	12,429
Total additions			284,436

