

Property at 00050 OLD WHEELER LANE

Prop ID 3410050

Printed 07-Feb-2024 10:45 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GALLAGHER JOSEPH C
 Second name:
 Address: 50 OLD WHEELER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3410050 Neigh.: Zone: R30 Vol: 750 Page: 136

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	89,450
Resident Outbldg	1.00	4,410

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Nov-2020
 Sale price: 212,000
 Sale valid:

Values

Mkt value :
 Cost value: 269,086

Summary

Total assessments	188,360
Total exemptions	
Net assessment	188,360

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2693
 Mkt/sale :
 Assmt/sale: .8885

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	21	Attached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1951

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	155,460
Basement	Full		828	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				32,761
Other Features	Mason Trim WB Stks			8,376

Sub-Total		196,597
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	196,597
Depreciation	35 %	127,788
	Computed cost value @ 70%	89,452

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	330	15,589
L Living Area	FRFF Frame first floor	150	17,172

Total additions 32,761

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	60	840	30.00		E	12,600	50	6,300
Utility Shed									

Value at 70% 4,410

Value at 100% 6,300

