

Property at 00051 OLD WHEELER LANE

Prop ID 3410051

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

Administrative Information

Owner name: GALLIHER SUSAN M
Second name:
Address: 51 OLD WHEELER LN
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 3410051 Neigh.: Zone: R30 Vol: 753 Page: 821

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	155,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Dec-2003
Sale price: 275,000
Sale valid:

Values

Resident Excess		
.68	3,570	

Mkt value :
Cost value: 362,871

Summary

Total assessments	
254,010	
Total exemptions	
Net assessment	254,010

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3195
Mkt/sale :
Assmt/sale: .9237

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	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	37	B-	Whirlpools Living area 1,960
Garage	22	Attached 2 car	Saunas # Living Units
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	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1959

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		960	256,480
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B Add'l fix.	Wh/p	Saunas 3,500
Attic	None	Attic size:		
Additions				26,192
Other Features		WB Stks		6,750

Sub-Total			292,922
Grade	B-	Factor 1.1700	342,719
CDU		C&D Factor 1.00	342,719
Depreciation		35 %	222,767
		Computed cost value @ 70%	155,937

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880
L Living Area	OVER Frame Overhang	40	3,663
P Porches, Patios, Decks	DECK Wood deck	100	2,649

Total additions 26,192

