

Property at 00055 OLD WHEELER LANE

Prop ID 3410055

Printed 03-Feb-2026 3:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ADAJIAN NATHAN & CHRISTINA TTES
 Second name:
 Address: 55 OLD WHEELER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3410055 Neigh.: Zone: R30 Vol: 802 Page: 26

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 08-May-2020	
Resident Land	.92	94,500	LBA Volfire	31,250	Sale price:	310,000
Resident Dwelling	1.00	171,500			Sale valid:	
			Values			
Resident Excess	.35	1,840			Mkt value :	
					Cost value:	382,629
Summary			Utilities		Sales ratios	
Total assessments		267,840	Water Well		Cost/sale :	1.2343
Total exemptions		31,250	Sewer Public sewer		Mkt/sale :	
Net assessment		236,590	Gas None		Assmt/sale:	.8640

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	.350	7,500	2,625		2,625	1,838
Residual		15,246					
1.270 acres				Total land value		137,625	96,338

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,344	289,030
Basement	Full				
Heating	Yes	A/C Yes			8,280
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					59,866
Other Features	WB Stks	M Stks	Bsmt Gar		14,750
Sub-Total					376,926
Grade	C	Factor 1.0000			376,926
CDU		C&D Factor 1.00			376,926
Depreciation		35 %			245,002
Computed cost value @ 70%					171,501

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	80	2,119
P Porches, Patios, Decks	DECK Wood deck	60	1,589
P Porches, Patios, Decks	DECK Wood deck	72	1,907
P Porches, Patios, Decks	DECK Wood deck	224	5,934
P Porches, Patios, Decks	FEFF Frame enclosed first	400	38,145
P Porches, Patios, Decks	DECK Wood deck	384	10,172
Total additions			59,866

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	
Attic	99	None	Full Baths	2
Grade	30	C	Half Baths	
Garage	12	Basement 2 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Rec Room Size	
Bsmt Fin Qual	01	Unfinished	Living area	2,016
Air Condition	01	Central Air	Whirlpools	
Interior Cond	04	Average	# Living Units	1
Exterior Cond	04	Average	Actual Year Built: 1984	

