

Property at 00068 OLD WHEELER LANE

Prop ID 3410068

Printed 23-Jul-2026 11:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HYNDMAN ALASDAIR R &
 Second name: BARON WENDY M
 Address: 68 OLD WHEELER LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 3410068 Neigh.: Zone: R30 Vol: 816 Page: 80

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	162,500
Resident Outbldg	1.00	2,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jul-2026
 Sale price: 567,500
 Sale valid:

Values

Mkt value :
 Cost value: 370,343

Summary

Total assessments	259,240
Total exemptions	
Net assessment	259,240

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .6526
 Mkt/sale :
 Assmt/sale: .4568

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

Style	02	Cape
Exterior Walls	02	Wood Shingles
Roof Material	01	Asphalt Shingles
Roof Type	01	Gable
Foundation	01	Poured Concrete
Interior Walls	02	Drywall
Floors	01	Hardwood
Heating System	02	Forced Hot Air
Fuel	01	Oil
Attic	99	None
Grade	30	C
Garage	12	Basement 2 car
Area Over Gar.	01	Fully Finished
Basement	01	Full
Bsmt Fin Qual	01	Unfinished
Air Condition	01	Central Air
Interior Cond	05	Good
Exterior Cond	05	Good

Condominium

Story Height 1.5

Total Rooms	8	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms		Dormer linear f	32
Full Baths	1	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,620
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	2		

Actual Year Built: 1956

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	864	207,290
Basement	Full		
Heating	Yes A/C Yes		5,980
Plumbing	1 F/B 1 H/B Add'l fix. Wh/p		3,500
Attic	None Attic size:		
Additions			121,863
Other Features	WB Stks Bsmt Gar		18,500
Sub-Total			357,133
Grade	C Factor 1.0000		357,133
CDU	C&D Factor 1.00		357,133
Depreciation	35 %		232,136
	Computed cost value @ 70%		162,495

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	384	8,757
P Porches, Patios, Decks	CPAT Concrete patio	54	460
L Living Area	FRFF Frame first floor	12	1,374
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	FRUH Frame upper half	576	29,454
L Living Area	BSMT Basement addition	576	10,615
L Living Area	OVER Frame Overhang	24	2,198
L Living Area	AIR Air conditioning	576	1,751
L Living Area	AIR Air conditioning	432	1,313

Total additions 121,863

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	30.00	1999	C	6,480	50	3,200
Utility Shed									
Value at 70%			2,240				Value at 100%		3,200

