

Property at 00070 PAPER CHASE TRAIL

Prop ID 3480070

Printed 09-Jan-2026 12:44 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WOLFANGEL BARBARA A
 Second name:
 Address: 70 PAPER CHASE TRAIL
 City/state: AVON CT Zip: 06001

Location Information

Map: 012 Clerk map:
 Lot: 3480070 Neigh.: Zone: R40 Vol: 142 Page: 0270

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:
Resident Land	.92	105,000	AAA Veteran	1,000	Sale price:
Resident Dwelling	1.00	262,160	CAB Add Vet	500	Sale valid:
			DAC Veteran	10,000	Values
Resident Excess	.01	50			Mkt value :
					Cost value: 524,586
Summary		Utilities		Sales ratios	
Total assessments		367,210	Water Well	Cost/sale :	
Total exemptions		11,500	Sewer Septic	Mkt/sale :	
Net assessment		355,710	Gas None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site		40,075					
RES	12	.010	7,500	75		75	53
Residual		436					
		.930 acres		Total land value		150,075	105,053

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1976	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,232	309,600
Basement	Full				
Heating	Yes	A/C Yes			8,880
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p	12,000
Attic	None		Attic size:		
Additions					82,999
Other Features	Mason Trim	WB Stks	RR		43,803
Sub-Total					457,282
Grade	B	Factor 1.2600			576,175
CDU		C&D Factor 1.00			576,175
Depreciation		35 %			374,514
		Computed cost value @ 70%			262,160

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	380	10,066
L Living Area	FRFF Frame first floor	92	10,532
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
L Living Area	OVER Frame Overhang	44	4,030
Total additions			82,999

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

