

Property at 00056 SCHOOL STREET

Prop ID 3870056

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Administrative Information

Owner name: WENGELL JUSTIN AND
Second name: ABRAHAM COURTNEY
Address: 56 SCHOOL STREET
City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
Lot: 3870056 Neigh.: Zone: R15 Vol: 593 Page: 534

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	154,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jul-2009
Sale price: 310,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.02	110			345,614

Summary

Total assessments	241,930
Total exemptions	
Net assessment	241,930

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1149
Mkt/sale :
Assmt/sale: .7804

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	125,000	125,000		125,000	87,500
Primary Site	14,810						
RES	12	.020	7,500	150		150	105
Residual	871						

.360 acres Total land value 125,150 87,605

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	201,840
Basement	Full		832	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				93,712
Other Features	WB Stks			13,500

Sub-Total		314,052
Grade	C+	Factor 1.0800 339,176
CDU	C&D Factor 1.00	339,176
Depreciation	35 %	220,464
	Computed cost value @ 70%	154,325

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	68	7,785
P Porches, Patios, Decks	F0FF Frame open first flo	96	5,849
P Porches, Patios, Decks	BPAT Brick/flagstone pati	120	2,736
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	FRUF Frame upper full	320	26,794

Total additions 93,712

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	01	Plaster	Bedrooms 4
Floors	01	Hardwood	Family Rooms 16
Heating System	01	Hot Water	Full Baths 2
Fuel	01	Oil	Half Baths
Attic	99	None	Addtn'l fixtures
Grade	33	C+	Whirlpools
Garage	99	None	Saunas
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1942

