

Property at 00006 WAGON HILL LANE

Prop ID 4460006

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Administrative Information

Owner name: ANDERSON DAVID B & KATHLEEN
Second name:
Address: 6 WAGON HILL LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 4460006 Neigh.: Zone: R40 Vol: 761 Page: 497

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 27-Jan-1994	
Resident Land	.92 105,000			Sale price: 189,000	
Resident Dwelling	1.00 166,370			Sale valid:	
				Values	
				Mkt value :	
				Cost value: 387,671	
Summary		Utilities		Sales ratios	
Total assessments	271,370	Water	Connecticut	Cost/sale :	2.0512
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	271,370	Gas	None	Assmt/sale:	1.4358

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					
		.920 acres		Total land value		150,000	105,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	1,808
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1968	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,484	241,790
Basement	Full			
Heating	Yes	A/C Yes		6,920
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	5,000
Attic	None	Attic size:		
Additions				71,354
Other Features		WB Stks		13,500
Sub-Total				338,564
Grade	C+	Factor 1.0800		365,649
CDU		C&D Factor 1.00		365,649
Depreciation		35 %		237,672
Computed cost value @ 70%				166,370

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	504	22,378
L Living Area	FRFF Frame first floor	312	35,718
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	AIR Air conditioning	312	948
Total additions			71,354

