

Property at 00011 WAGON HILL LANE

Prop ID 4460011

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Administrative Information

Owner name: RICHARD PIERRE AND
 Second name: GASCOIGNE KAREN
 Address: 11 WAGON HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4460011 Neigh.: Zone: R40 Vol: 618 Page: 492

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Dec-2010
Resident Land	.92	105,000			Sale price: 459,000
Resident Dwelling	1.00	239,280			Sale valid:
Resident Outbldg	1.00	1,470			Values
Resident Excess	.01	50			Mkt value :
					Cost value: 494,000
Summary		Utilities		Sales ratios	
Total assessments	345,800	Water	Connecticut	Cost/sale :	1.0763
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	345,800	Gas	None	Assmt/sale:	.7534

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	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	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: 1968	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	301,010
Basement	Full		1,188	
Heating	Yes	A/C Yes		8,640
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				105,338
Other Features	Mason Trim	WB Stks	RR	25,987
Sub-Total				449,475
Grade	B-	Factor 1.1700		525,886
CDU		C&D Factor 1.00		525,886
Depreciation		35 %		341,826
		Computed cost value @ 70%		239,278

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	DECK Wood deck	348	9,219
L Living Area	FRFF Frame first floor	165	18,889
L Living Area	BSMT Basement addition	165	3,041
L Living Area	AIR Air conditioning	165	502
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723

Total additions 105,338

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2011	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

