

Property at 00018 WAGON HILL LANE

Prop ID 4460018

Printed 07-Feb-2024 5:12 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MORGANTI THOMAS DIEGO &
 Second name: TARTT NAN CLAIRE
 Address: 18 WAGON HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4460018 Neigh.: Zone: R40 Vol: 387 Page: 852

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Jul-2000
Resident Land	.92	105,000				Sale price: 263,106
Resident Dwelling	1.00	191,840				Sale valid: Y
Resident Outbldg	2.00	13,790				
Summary			Utilities		Sales ratios	
Resident Excess	.12	630				
Total assessments		311,260	Water	Connecticut	Cost/sale :	1.6900
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		311,260	Gas	None	Assmt/sale:	1.1830

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	.120	7,500	900			900	630
Residual		5,227						
1.040 acres		Total land value		150,900			105,630	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
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	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1978	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				918	248,280
Basement	Full						
Heating	Yes	A/C Yes					7,150
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							89,677
Other Features		WB Stks					6,750
Sub-Total							360,357
Grade	B-	Factor 1.1700					421,618
CDU		C&D Factor 1.00					421,618
Depreciation		35 %					274,052
Computed cost value @ 70%							191,836

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	FRFF Frame first floor	247	28,277
L Living Area	BSMT Basement addition	247	4,552
L Living Area	AIR Air conditioning	247	751
L Living Area	AIR Air conditioning	252	766
Total additions			89,677

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	12	96	30.00		E	1,440	50	700
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%		13,790	Value at 100%		19,700				

