

Property at 00019 WAGON HILL LANE

Prop ID 4460019

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Administrative Information

Owner name: NIEDERFRINGER ALAN P
Second name:
Address: 19 WAGON HILL LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
Lot: 4460019 Neigh.: Zone: R40 Vol: 170 Page: 685

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	167,420

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jun-1986
Sale price: 186,000
Sale valid:

Values

Mkt value :
Cost value: 389,171

Summary

Total assessments	272,420
Total exemptions	
Net assessment	272,420

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.0923
Mkt/sale :
Assmt/sale: 1.4646

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	04	Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
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: 1975	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	768	218,990
Basement	Full				
Heating	Yes	A/C Yes			6,320
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					73,937
Other Features		WB Stks			6,750
Sub-Total					314,497
Grade	B-	Factor 1.1700			367,961
CDU		C&D Factor 1.00			367,961
Depreciation		35 %			239,175
Computed cost value @ 70%					167,423

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	264	6,993
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	FRFF Frame first floor	312	35,718
L Living Area	BSMT Basement addition	312	5,750
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	312	948

Total additions 73,937

