

Property at 00024 WAGON HILL LANE

Prop ID 4460024

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Administrative Information

Owner name: NOCERA STEPHEN J &
 Second name: AMANDA E TRUSTEES
 Address: 24 WAGON HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4460024 Neigh.: Zone: R40 Vol: 772 Page: 213

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 27-Aug-2018
Resident Land	.92	105,000			Sale price: 449,900
Resident Dwelling	1.00	250,080			Sale valid:
Resident Outbldg	1.00	1,680			Values
Resident Excess	.10	530			Mkt value :
					Cost value: 510,414
Summary		Utilities		Sales ratios	
Total assessments	357,290	Water	Connecticut	Cost/sale :	1.1345
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	357,290	Gas	None	Assmt/sale:	.7942

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	.100	7,500	750		750	525
Residual	4,356						
1.020 acres		Total land value		150,750		105,525	

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	10
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	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	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: 1976	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,080	279,920
Basement	Full with walk				
Heating	Yes	A/C Yes			8,040
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	8,500
Attic	None	Attic size:			
Additions					126,110
Other Features		WB Stks	RR		13,642
Sub-Total					436,212
Grade	B	Factor 1.2600			549,627
CDU		C&D Factor 1.00			549,627
Depreciation		35 %			357,258
		Computed cost value @ 70%			250,081

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	572	25,031
L Living Area	FRFF Frame first floor	168	19,233
P Porches, Patios, Decks	DECK Wood deck	258	6,834
L Living Area	FRFF Frame first floor	554	63,422
L Living Area	AIR Air conditioning	554	1,684
P Porches, Patios, Decks	BPAT Brick/flagstone pati	412	9,395
L Living Area	AIR Air conditioning	168	511
Total additions			126,110

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2020	C	4,800	50	2,400
Utility Shed									
Value at 70%	1,680		Value at 100%		2,400				

