

Property at 00011 WELLINGTON HGTS ROAD

Prop ID 4510011

Printed 07-Feb-2024 5:40 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MORROW ANDREW D & NICOLE C
 Second name:
 Address: 11 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: Clerk map:
 Lot: 4510011 Neigh.: Zone: R40 Vol: 683 Page: 1111

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	155,250
Resident Outbldg	1.00	2,520

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Mar-2015
 Sale price: 225,000
 Sale valid:

Values

Mkt value :
 Cost value: 361,057

Summary

Total assessments	252,740
Total exemptions	
Net assessment	252,740

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.6047
 Mkt/sale :
 Assmt/sale: 1.1233

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	135,000	135,000			135,000	94,500
Primary Site		40,075						
RES	12	.090	7,500	675			675	473
Residual		3,920						

1.010 acres

Total land value

135,675

94,973

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	09	Dutch Colonial	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	11	Basement 1 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1954

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	237,730
Basement	Full		864	
Heating	Yes	A/C Yes		6,850
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:	Saunas	
Additions				74,485
Other Features	WB Stks	RR	Bsmt Gar	17,154
Sub-Total				341,219
Grade	C	Factor 1.0000		341,219
CDU		C&D Factor 1.00		341,219
Depreciation		35 %		221,792
		Computed cost value @ 70%		155,254

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
P Porches, Patios, Decks	FEFF Frame enclosed first	150	14,304
G Garages	FRL Attached frame GT 65	672	30,107
L Living Area	UATT Unfinished attic	672	11,764

Total additions 74,485

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00		C	7,200	50	3,600
Utility Shed									
Value at 70%			2,520				Value at 100%		3,600

