

Property at 00014 WELLINGTON HGTS ROAD

Prop ID 4510014

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

Administrative Information

Owner name: LUBY THOMAS
 Second name:
 Address: 14 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510014 Neigh.: Zone: R40 Vol: 667 Page: 767

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Oct-2013
Resident Land	.92	94,500				Sale price: 275,000
Resident Dwelling	1.00	122,950				Sale valid:
Resident Outbldg	1.00	1,330				Values
Resident Excess	.36	1,890				Mkt value :
						Cost value: 315,243
Summary			Utilities		Sales ratios	
Total assessments		220,670	Water	Well	Cost/sale :	1.1463
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		220,670	Gas	None	Assmt/sale:	.8024

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	.360	7,500	2,700			2,700	1,890
Residual		15,682						
1.280 acres				Total land value			137,700	96,390

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	40
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	03	Partial	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				782	193,330
Basement	Full						
Heating	Yes	A/C No					
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							40,018
Other Features		WB Stks	RR				13,356
Sub-Total							250,204
Grade	C+		Factor 1.0800				270,220
CDU			C&D Factor 1.00				270,220
Depreciation			35 %				175,643
			Computed cost value @ 70%				122,950

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	170	10,357
P Porches, Patios, Decks	F0FF Frame open first flo	35	2,132
P Porches, Patios, Decks	F0FF Frame open first flo	44	2,681
G Garages	FR Attached frame LE 65	209	10,868
G Garages	HSF Half-story fin o/gar	209	8,550
P Porches, Patios, Decks	DECK Wood deck	205	5,430

Total additions 40,018

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00	2011	C	3,840	50	1,900
Utility Shed									
Value at 70%			1,330				Value at 100%		1,900

Scale: 1" = 5.73 feet