

Property at 00024 WELLINGTON HGTS ROAD

Prop ID 4510024

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Administrative Information

Owner name: CHAMBERS KEITH AND
 Second name: PASSMOOR SUSAN J
 Address: 24 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510024 Neigh.: Zone: R40 Vol: 299 Page: 0912

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Sep-1994
Resident Land	.92	94,500				Sale price: 208,000
Resident Dwelling	1.00	164,720				Sale valid: Y
					Values	
Resident Excess	.07	370				Mkt value : Cost value: 370,843
Summary			Utilities		Sales ratios	
Total assessments		259,590	Water	Well		Cost/sale : 1.7829
Total exemptions			Sewer	Public sewer		Mkt/sale : Assmt/sale: 1.2480
Net assessment		259,590	Gas	None		

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	.070	7,500	525			525	368
Residual		3,049						
							Values	
							Sales ratios	
							Cost/sale : 1.7829	
							Mkt/sale : Assmt/sale: 1.2480	
							Total land value	
							135,525	
							70% Value	
							94,868	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1941	

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				768	190,950
Basement	Full						
Heating	Yes	A/C No					
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		8,500
Attic	None		Attic size:				
Additions							120,856
Other Features		WB Stks	RR				14,898
						Sub-Total	
						335,204	
Grade	C+		Factor 1.0800				362,020
CDU			C&D Factor 1.00				362,020
Depreciation			35 %				235,313
						Computed cost value @ 70%	
						164,719	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	360	16,759
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	FRUF Frame upper full	154	12,894
L Living Area	FRFF Frame first floor	360	41,213
P Porches, Patios, Decks	DECK Wood deck	90	2,384
P Porches, Patios, Decks	BPAT Brick/flagstone pati	257	5,861
L Living Area	FRUH Frame upper half	224	11,454
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361

Total additions 120,856

