

Property at 00032 WELLINGTON HGTS ROAD

Prop ID 4510032

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Administrative Information

Owner name: LUCENTI DOMINICK A JR
 Second name:
 Address: 32 WELLINGTON HGTS RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510032 Neigh.: Zone: R40 Vol: 718 Page: 462

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	177,670
Resident Outbldg	1.00	2,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Apr-2018
 Sale price: 230,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 392,614

Summary

Total assessments	274,830
Total exemptions	
Net assessment	274,830

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.7070
 Mkt/sale :
 Assmt/sale: 1.1949

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

135,600

94,920

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	06	Heat Pump	Full Baths	3
Fuel	03	Electric	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1951	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,732	274,420
Basement	Full				
Heating	Yes	A/C Yes			7,850
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					98,218
Other Features					

Sub-Total					390,488
Grade	C	Factor 1.0000			390,488
CDU		C&D Factor 1.00			390,488
Depreciation		35 %			253,817
		Computed cost value @ 70%			177,672

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	324	8,583
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	FR Attached frame LE 65	648	27,996
G Garages	FSF Full-story fin o/gar	540	36,171
L Living Area	AIR Air conditioning	540	1,642
L Living Area	FRFF Frame first floor	182	20,836
L Living Area	AIR Air conditioning	182	553

Total additions 98,218

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	18	12	216	30.00		C	6,480	50	3,200
Utility Shed									
Value at 70%			2,240				Value at 100%		3,200

