

Property at 00037 WELLINGTON HGTS ROAD

Prop ID 4510037

Printed 30-Dec-2025 10:41 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DIAS FELICIANO & CYNTHIA B
 Second name:
 Address: 37 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510037 Neigh.: Zone: R40 Vol: 732 Page: 681

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 20-Sep-2019
Resident Land	.92	94,500	AAA Veteran	1,000	Sale price: 324,900
Resident Dwelling	1.00	149,240	CAB Add Vet	500	Sale valid:
			DAC Veteran	10,000	
Resident Excess		.10	530	Values	
				Mkt value :	
				Cost value:	348,957
Summary		Utilities		Sales ratios	
Total assessments		244,270	Water Well	Cost/sale :	1.0740
Total exemptions		11,500	Sewer Public sewer	Mkt/sale :	
Net assessment		232,770	Gas None	Assmt/sale:	.7518

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	.100	7,500	750		750	525
Residual		4,356					
1.020 acres				Total land value		135,750	95,025

Building Valuation Summary

		Area			
Dwelling	Frame	1 story w/bsmt	1,142	196,780	
Basement	Full				
Heating	Yes	A/C Yes		5,650	
Plumbing	1 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		4,000
Additions					90,515
Other Features		WB Stks			6,750
Sub-Total					303,695
Grade	C+	Factor 1.0800			327,991
CDU		C&D Factor 1.00			327,991
Depreciation		35 %			213,194
		Computed cost value @ 70%			149,236

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	224	21,361
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	OVER Frame Overhang	60	5,495
G Garages	FR Attached frame LE 65	550	24,172
L Living Area	AIR Air conditioning	336	1,021
Total additions			90,515

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
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	07	Hardwood/Carpet	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

