

Property at 00040 WELLINGTON HGTS ROAD

Prop ID 4510040

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Administrative Information

Owner name: YOUNG RALPH C AND
 Second name: DOROTHY H
 Address: 40 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510040 Neigh.: Zone: R40 Vol: 046 Page: 0016

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Jan-1963
Resident Land	.92	94,500	AAA Veteran	1,000	Sale price:
Resident Dwelling	1.00	166,530	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	1,260	DAC Veteran	10,000	

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Jan-1963
Resident Excess	.08	420			Mkt value : Cost value: 375,300

Summary

Utilities

Sales ratios

Category	Qty	Amount	Exempt Cat	Amount	Sale date: 29-Jan-1963
Total assessments		262,710	Water Well		Cost/sale :
Total exemptions		11,500	Sewer Public sewer		Mkt/sale :
Net assessment		251,210	Gas None		Assmt/sale:

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	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	33	C+	Whirlpools Living area 2,210
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	03	Partial	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1950

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	168,090
Basement	Full		924	
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				155,553
Other Features	WB Stks		Bsmt Gar	11,750
Sub-Total				338,893
Grade	C+	Factor 1.0800		366,004
CDU		C&D Factor 1.00		366,004
Depreciation		35 %		237,903
		Computed cost value @ 70%		166,532

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	620	70,978
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	FRFF Frame first floor	198	22,667
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	64	1,695
P Porches, Patios, Decks	FEFF Frame enclosed first	84	8,010
P Porches, Patios, Decks	DECK Wood deck	48	1,272
L Living Area	BSMT Basement addition	624	11,499
L Living Area	FRUH Frame upper half	624	31,909

Total additions 155,553

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2000	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

