

Property at 00045 WELLINGTON HGTS ROAD

Prop ID 4510045

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Administrative Information

Owner name: MCLAUGHLIN JOHN & ROBYN
 Second name:
 Address: 45 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510045 Neigh.: Zone: R40 Vol: 477 Page: 572

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Aug-2003
Resident Land	.92	94,500				Sale price: 203,700
Resident Dwelling	1.00	119,300				Sale valid: Y
					Values	
Resident Excess	.08	420				Mkt value : Cost value: 306,029
Summary			Utilities		Sales ratios	
Total assessments		214,220	Water	Well	Cost/sale :	1.5024
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		214,220	Gas	None	Assmt/sale:	1.0516

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	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	22
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	1,669
Garage	21	Attached 1 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	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	858	206,270
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					43,182
Other Features		WB Stks			9,250
Sub-Total					262,202
Grade	C	Factor 1.0000			262,202
CDU		C&D Factor 1.00			262,202
Depreciation		35 %			170,431
Computed cost value @ 70%					119,302

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	308	14,730
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	FRFF Frame first floor	63	7,212
L Living Area	FRFF Frame first floor	104	11,906
L Living Area	BSMT Basement addition	104	1,917
Total additions			43,182

