

Property at 00053 WELLINGTON HGTS ROAD

Prop ID 4510053

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Administrative Information

Owner name: MASON CHRISTIAN M & SHELBY L
Second name:
Address: 53 WELLINGTON HGTS ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4510053 Neigh.: Zone: R40 Vol: 733 Page: 168

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	124,570
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Oct-2019
Sale price: 276,000
Sale valid:

Values

Mkt value :
Cost value: 314,614

Summary

Total assessments	220,230
Total exemptions	
Net assessment	220,230

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1399
Mkt/sale :
Assmt/sale: .7979

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	.060	7,500	450			450	315
Residual		2,614						

.980 acres

Total land value

135,450

94,815

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	09	Dutch Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	02	Drywall	Bedrooms 2
Floors	01	Hardwood	Family Rooms
Heating System	02	Forced Hot Air	Full Baths 1
Fuel	01	Oil	Half Baths 1
Attic	99	None	Addtn'l fixtures
Grade	33	C+	Whirlpools
Garage	99	None	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: 1950

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	816	228,360
Basement	Full			
Heating	Yes	A/C Yes		6,590
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,291
Other Features		WB Stks		6,750

Sub-Total				253,491
Grade	C+	Factor 1.0800		273,770
CDU		C&D Factor 1.00		273,770
Depreciation		35 %		177,951
		Computed cost value @ 70%		124,566

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	313	8,291

Total additions 8,291

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									

Value at 70%

840

Value at 100%

1,200

