

Property at 00061 WELLINGTON HGTS ROAD

Prop ID 4510061

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Administrative Information

Owner name: GREGOIRE ALANA
 Second name:
 Address: 61 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510061 Neigh.: Zone: R40 Vol: 591 Page: 324

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	146,290
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Jun-2009
 Sale price: 325,000
 Sale valid:

Values

Mkt value :
 Cost value: 349,243

Summary

Total assessments	244,470
Total exemptions	
Net assessment	244,470

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0746
 Mkt/sale :
 Assmt/sale: .7522

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	.380	7,500	2,850			2,850	1,995
Residual		16,553						

1.300 acres

Total land value

137,850

96,495

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	04	Living Area w/o		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1964

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,204	204,940
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	Mason Trim	WB Stks		60,906
			Bsmt Gar	23,348
Sub-Total				297,694
Grade	C+		Factor 1.0800	321,510
CDU			C&D Factor 1.00	321,510
Depreciation			35 %	208,982
			Computed cost value @ 70%	146,287

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	304	8,053
L Living Area	FRFF Frame first floor	224	25,644
G Garages	FR Attached frame LE 65	292	14,106
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRUF Frame upper full	36	3,014
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	OVER Frame Overhang	33	3,022

Total additions 60,906

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00		C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

