

Property at 00068 WELLINGTON HGTS ROAD

Prop ID 4510068

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Administrative Information

Owner name: TOSTI KAREN Z AND R JAMES
 Second name:
 Address: 68 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510068 Neigh.: Zone: R40 Vol: 264 Page: 751

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Oct-1986
Resident Land	.92	94,500				Sale price: 183,500
Resident Dwelling	1.00	147,350				Sale valid:
Resident Outbldg	1.00	9,450				Values
						Mkt value :
Resident Excess	.08	420				Cost value: 359,600
Summary			Utilities		Sales ratios	
Total assessments		251,720	Water	Well	Cost/sale :	1.9597
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		251,720	Gas	None	Assmt/sale:	1.3718

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	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	04	Fully finished w	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,114	193,100
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	Fully finished w/WH	Attic size: 1,114			36,968
Additions					70,283
Other Features	WB Stks				13,500
Sub-Total					323,851
Grade	C	Factor 1.0000			323,851
CDU		C&D Factor 1.00			323,851
Depreciation		35 %			210,503
		Computed cost value @ 70%			147,352

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	182	20,836
P Porches, Patios, Decks	F0FF Frame open first flo	120	7,311
P Porches, Patios, Decks	F0FF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	334	38,237
Total additions			70,283

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
Value at 70%			9,450	Value at 100%			13,500		

