

Property at 00071 WELLINGTON HGTS ROAD

Prop ID 4510071

Printed 07-Feb-2024 5:43 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCCARTHY JAMES R
 Second name:
 Address: P O BOX 246
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510071 Neigh.: Zone: R40 Vol: 297 Page: 938

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	176,750

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Sep-1977
 Sale price: 67,250
 Sale valid:

Values

Assmt category	Qty	Amount	Mkt value	Cost value
Resident Excess	.14	740		388,557

Summary

Category	Amount
Total assessments	271,990
Total exemptions	
Net assessment	271,990

Utilities

Utility	Well
Water	
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 5.7778
 Mkt/sale :
 Assmt/sale: 4.0445

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	.140	7,500	1,050			1,050	735
Residual 6,098								
1.060 acres				Total land value			136,050	95,235

Building Valuation Summary

Category	Value	Area
Dwelling	214,300	744
Basement		
Heating		
Plumbing		
Attic		
Other Features		
Sub-Total	359,680	
Grade		
CDU		
Depreciation		
Computed cost value @ 70%	176,747	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	529	12,063
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155
L Living Area	FRFF Frame first floor	96	10,990
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
G Garages	FRL Attached frame GT 65	788	35,304
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	FRFF Frame first floor	367	42,015
L Living Area	BSMT Basement addition	367	6,763
Total additions			121,322

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	01	Clapboards	
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	23	Attached 3 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1955

