

Property at 00085 WELLINGTON HGTS ROAD

Prop ID 4510085

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Administrative Information

Owner name: PALMER THOMAS II AND
 Second name: CAROLYNN
 Address: 85 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510085 Neigh.: Zone: R40 Vol: 462 Page: 181

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-May-2003
Resident Land	.92	94,500				Sale price: 267,500
Resident Dwelling	1.00	145,080				Sale valid: Y
Resident Outbldg	1.00	1,750				Values
Resident Excess	.11	580				Mkt value :
						Cost value: 345,586
Summary			Utilities		Sales ratios	
Total assessments		241,910	Water	Well	Cost/sale :	1.2919
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		241,910	Gas	None	Assmt/sale:	.9043

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	.110	7,500	825			825	578
Residual		4,792						
1.030 acres				Total land value			135,825	95,078

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 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	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1954	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				750	215,470
Basement	Full						
Heating	Yes	A/C No					
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas		3,500
Attic	None		Attic size:				
Additions							66,132
Other Features	Mason Trim	WB Stks					10,138
Sub-Total							295,240
Grade	C+		Factor 1.0800				318,859
CDU			C&D Factor 1.00				318,859
Depreciation			35 %				207,258
			Computed cost value @ 70%				145,081

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	144	3,815
L Living Area	FRFF Frame first floor	210	24,041
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
G Garages	FR Attached frame LE 65	400	18,320
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
Total additions			66,132

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	14	168	30.00	2004	C	5,040	50	2,500
Utility Shed									
Value at 70%			1,750				Value at 100%		2,500

Scale: 1" = 6.79 feet