

Property at 00093 WELLINGTON HGTS ROAD

Prop ID 4510093

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Administrative Information

Owner name: TORNICK EDWARD AND
 Second name: RAU DENISE
 Address: 93 WELLINGTON HGTS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510093 Neigh.: Zone: R40 Vol: 179 Page: 691

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Nov-1986
Resident Land	.92	94,500				Sale price: 163,000
Resident Dwelling	1.00	180,130				Sale valid:
Resident Outbldg	2.00	3,360				Values
						Mkt value :
Resident Excess	.11	580				Cost value: 397,957
Summary			Utilities		Sales ratios	
Total assessments		278,570	Water	Connecticut	Cost/sale :	2.4415
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		278,570	Gas	None	Assmt/sale:	1.7090

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	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
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	744		214,300
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					137,022
Other Features		WB Stks			6,750
Sub-Total					366,572
Grade	C+	Factor 1.0800			395,898
CDU		C&D Factor 1.00			395,898
Depreciation		35 %			257,334
Computed cost value @ 70%					180,134

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	400	18,320
L Living Area	FRFF Frame first floor	96	10,990
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
L Living Area	OVER Frame Overhang	31	2,839
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
L Living Area	FRFF Frame first floor	418	47,853
L Living Area	FRUF Frame upper full	418	34,999
L Living Area	BSMT Basement addition	418	7,703
P Porches, Patios, Decks	FOFF Frame open first flo	95	5,788

Total additions 137,022

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									
RS1 Frame	12	20	240	30.00	2013	C	7,200	50	3,600
Utility Shed									
Value at 70%		3,360	Value at 100%		4,800				

