

Property at 00100 WELLINGTON HGTS ROAD

Prop ID 4510100

Printed 07-Feb-2024 5:45 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: M2G LLC
 Second name: C/O MAUREEN WINE
 Address: P O BOX 1312
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510100 Neigh.: Zone: R40 Vol: 719 Page: 498

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Nov-1953
Resident Land	.92	94,500				Sale price: 1,800
Resident Dwelling	1.00	182,140				Sale valid:
Resident Outbldg	1.00	770				Values
Resident Excess	.07	370				Mkt value :
						Cost value: 396,829
Summary			Utilities		Sales ratios	
Total assessments		277,780	Water	Well	Cost/sale :	220.4606
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		277,780	Gas	None	Assmt/sale:	154.3222

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	.070	7,500	525			525	368
Residual		3,049						
		.990 acres	Total land value				135,525	94,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
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	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	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	2
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1954	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,737	275,080
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					115,988
Other Features		WB Stks			9,250
Sub-Total					400,318
Grade	C	Factor 1.0000			400,318
CDU		C&D Factor 1.00			400,318
Depreciation		35 %			260,207
		Computed cost value @ 70%			182,145

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	165	18,889
L Living Area	FRFF Frame first floor	345	39,496
L Living Area	FRFF Frame first floor	275	31,482
G Garages	FR Attached frame LE 65	525	23,197
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
Total additions			115,988

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	7	10	70	30.00		C	2,100	50	1,100
Utility Shed									
Value at 70%			770				Value at 100%		1,100

