

Property at 00133 WELLINGTON HGTS ROAD

Prop ID 4510133

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## Administrative Information

Owner name: NGUYEN LOAN T & HOANG THIEN C  
 Second name:  
 Address: 133 WELLINGTON HGTS ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 007 Clerk map:  
 Lot: 4510133 Neigh.: Zone: R40 Vol: 724 Page: 212

| Assessments       |      | Exemptions |              | Last sale    |                        |
|-------------------|------|------------|--------------|--------------|------------------------|
| Assmt category    | Qty  | Amount     | Exempt Cat   | Amount       | Sale date: 07-Nov-2018 |
| Resident Land     | .92  | 94,500     | AEA Veteran  | 3,500        | Sale price: 291,000    |
| Resident Dwelling | 1.00 | 157,190    | CEB Add Vet  | 1,750        | Sale valid:            |
|                   |      |            | DAC Veteran  | 10,000       | Values                 |
| Resident Excess   | .14  | 740        |              |              | Mkt value :            |
|                   |      |            |              |              | Cost value: 360,614    |
| Summary           |      | Utilities  |              | Sales ratios |                        |
| Total assessments |      | 252,430    | Water Well   | Cost/sale :  | 1.2392                 |
| Total exemptions  |      | 15,250     | Sewer Septic | Mkt/sale :   |                        |
| Net assessment    |      | 237,180    | Gas None     | Assmt/sale:  | .8675                  |

## 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  |           |

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 07   | Split Level      |                  |       |
| Exterior Walls          | 01   | Clapboards       |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 1.0 |       |
| Roof Type               | 01   | Gable            |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 8     |
| Interior Walls          | 02   | Drywall          | Garage cars      | 2     |
| Floors                  | 01   | Hardwood         | Bedrooms         | 3     |
| Heating System          | 01   | Hot Water        | Unfinished area  |       |
| Fuel                    | 01   | Oil              | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 33   | C+               | Full Baths       | 2     |
| Garage                  | 22   | Attached 2 car   | Masonry trim sf  |       |
| Area Over Gar.          | 99   | None             | Half Baths       |       |
| Basement                | 04   | Full with walk-o | Finish bsmt sz   |       |
| Bsmt Fin Qual           | 02   | Rec Room w/o air | Addtn'l fixtures | 600   |
| Air Condition           | 99   | None             | Whirlpools       | 1,482 |
| Interior Cond           | 05   | Good             | Saunas           |       |
| Exterior Cond           | 05   | Good             | # Living Units   | 1     |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 1954 |      |                  |                  |       |

## Building Valuation Summary

|                |                |                           |            |       |         |
|----------------|----------------|---------------------------|------------|-------|---------|
| Dwelling       | Frame          | 1 story w/bsmt            | Area       | 1,482 | 241,520 |
| Basement       | Full with walk |                           |            |       |         |
| Heating        | Yes            | A/C No                    |            |       |         |
| Plumbing       | 2 F/B          | H/B                       | Add'l fix. | Wh/p  | Saunas  |
| Attic          | None           | Attic size:               |            |       | 5,000   |
| Additions      |                |                           |            |       | 53,394  |
| Other Features |                | WB Stks                   | RR         |       | 19,963  |
| Sub-Total      |                |                           |            |       | 319,877 |
| Grade          | C+             | Factor 1.0800             |            |       | 345,467 |
| CDU            |                | C&D Factor 1.00           |            |       | 345,467 |
| Depreciation   |                | 35 %                      |            |       | 224,554 |
|                |                | Computed cost value @ 70% |            |       | 157,188 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FOFF Frame open first flo | 28   | 1,706  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 572  | 13,044 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 168  | 10,236 |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 224  | 5,108  |
| P Porches, Patios, Decks | UTIL Utility building     | 61   | 1,742  |
| G Garages                | FR Attached frame LE 65   | 483  | 21,558 |
| Total additions          |                           |      | 53,394 |

Scale: 1" = 9.35 feet