

Property at 00139 WELLINGTON HGTS ROAD

Prop ID 4510139

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Administrative Information

Owner name: KRAFT SCOTT S & SAHRA E
 Second name:
 Address: 139 WELLINGTON HGTS RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4510139 Neigh.: Zone: R40 Vol: 576 Page: 65

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 06-Feb-2004
Resident Land	.92	94,500				Sale price:
Resident Dwelling	1.00	161,890				Sale valid:
					Values	
Resident Excess	.60	3,150			Mkt value :	
					Cost value:	370,771
Summary			Utilities		Sales ratios	
Total assessments		259,540	Water	Well	Cost/sale :	
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		259,540	Gas	None	Assmt/sale:	

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	.600	7,500	4,500			4,500	3,150
Residual		26,136						
1.520 acres				Total land value			139,500	97,650

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	04	Vinyl Siding		
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	05	Electric B/B	Full Baths	2
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	30	C	Whirlpools	Living area 2,376
Garage	12	Basement 2 car	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	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: 1966	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	900	244,760
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas 9,000
Attic	None	Attic size:			
Additions					90,288
Other Features	WB Stks		Bsmt Gar		11,750
Sub-Total					355,798
Grade	C	Factor 1.0000			355,798
CDU		C&D Factor 1.00			355,798
Depreciation		35 %			231,269
Computed cost value @ 70%					161,888

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	BSMT Basement addition	576	10,615
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
Total additions			90,288

