

Property at 00011 WHEELER ROAD

Prop ID 4580011

Printed 07-Nov-2024 3:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DUFFY SARAH & DANIEL
 Second name:
 Address: 11 WHEELER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 4580011 Neigh.: Zone: R40 Vol: 773 Page: 115

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Mar-2022
Resident Land	.92	94,500				Sale price: 327,000
Resident Dwelling	1.00	143,020				Sale valid:
					Values	
Resident Excess	.18	950				Mkt value :
					Cost value: 340,671	
Summary			Utilities		Sales ratios	
Total assessments		238,470	Water	Well		Cost/sale : 1.0418
Total exemptions			Sewer	Public sewer		Mkt/sale :
Net assessment		238,470	Gas	None		Assmt/sale: .7293

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	.180	7,500	1,350			1,350	945
Residual		7,841						
1.100 acres				Total land value			136,350	95,445

Building Valuation Summary

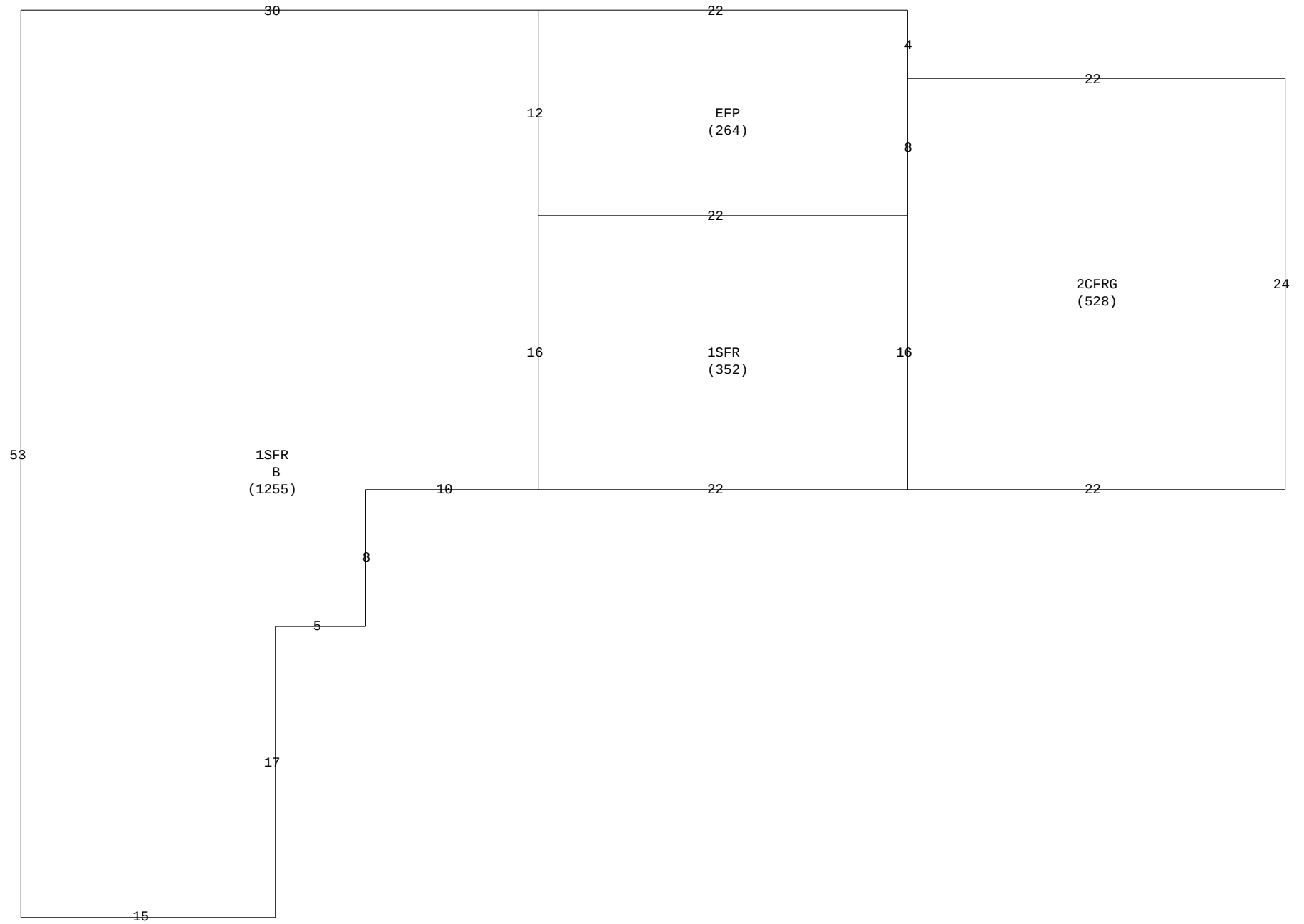
Dwelling	Frame	1 story w/bsmt	Area	1,255	211,650
Basement	Full				
Heating	Yes	A/C Yes			6,070
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					89,857
Other Features		WB Stks			6,750
Sub-Total					314,327
Grade	C	Factor 1.0000			314,327
CDU		C&D Factor 1.00			314,327
Depreciation		35 %			204,313
Computed cost value @ 70%					143,019

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	264	25,176
L Living Area	FRFF Frame first floor	352	40,297
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	AIR Air conditioning	352	1,070
Total additions			89,857

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	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	30	C	Whirlpools	1,607
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	06	Ductless Split U		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1953	



NAME CHANGE FR SUSAN LEMELIN TO SUSAN DAINS V 773 P 114 3-16-22