

Property at 00027 WHEELER ROAD

Prop ID 4580027

Printed 07-Feb-2024 6:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SHAPIRO ASHLEY L AND
 Second name: CHADBOURNE KELLY L
 Address: 27 WHEELER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 4580027 Neigh.: Zone: R40 Vol: 637 Page: 070

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Feb-2012
Resident Land	.92	94,500				Sale price: 221,000
Resident Dwelling	1.00	131,310				Sale valid:
Resident Outbldg	2.00	22,610				Values
Resident Excess	.18	950				Mkt value :
						Cost value: 356,243
Summary			Utilities		Sales ratios	
Total assessments		249,370	Water	Well	Cost/sale :	1.6120
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		249,370	Gas	None	Assmt/sale:	1.1284

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,447
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: 1949	

Building Valuation Summary

		Area			
Dwelling	Frame	1 story w/bsmt	702		138,880
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					137,970
Other Features		WB Stks			6,750
Sub-Total					288,600
Grade	C	Factor 1.0000			288,600
CDU		C&D Factor 1.00			288,600
Depreciation		35 %			187,590
		Computed cost value @ 70%			131,313

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	FEFF Frame enclosed first	24	2,289
L Living Area	FRFF Frame first floor	745	85,288
L Living Area	BSMT Basement addition	745	13,729
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	FEFF Frame enclosed first	117	11,157
Total additions			137,970

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	28	30	840	37.75		C	31,710	50	15,900
RG1 Frame or Con Block Detach Garage	14	42	588	55.95	2022	C	32,899	50	16,400
Value at 70%			22,610				Value at 100%		32,300

