

Property at 00047 WHEELER ROAD

Prop ID 4580047

Printed 07-Feb-2024 6:56 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PAVLIK BRYAN R
 Second name:
 Address: 47 WHEELER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 4580047 Neigh.: Zone: R40 Vol: 395 Page: 31

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	126,980
Resident Outbldg	1.00	350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Dec-2000
 Sale price: 195,500
 Sale valid: Y

Values

Mkt value :
 Cost value: 317,800

Summary

Total assessments	222,460
Total exemptions	
Net assessment	222,460

Utilities

Water	None
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6256
 Mkt/sale :
 Assmt/sale: 1.1379

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	.120	7,500	900			900	630
Residual		5,227						

1.040 acres

Total land value

135,900

95,130

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	01	Hot Water	
Fuel	01	Oil	
Attic	99	None	
Grade	30	C	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1963

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	231,820
Basement	Full		1,008	
Heating	Yes	A/C No		
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				36,997
Other Features		WB Stks		6,750

Sub-Total		279,067
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	279,067
Depreciation	35 %	181,394
	Computed cost value @ 70%	126,976

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	BPAT Brick/flagstone pati	140	3,193
P Porches, Patios, Decks	FEFF Frame enclosed first	110	10,490

Total additions 36,997

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	8	64	30.00		E	960	50	500
Utility Shed									

Value at 70%

350

Value at 100%

500

