

Property at 00055 WHEELER ROAD

Prop ID 4580055

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Administrative Information

Owner name: DIPACE JAMES W & JANET N
 Second name:
 Address: 55 WHEELER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 4580055 Neigh.: Zone: R40 Vol: 414 Page: 993

Assessments

Assmt category	Qty	Amount
Resident Land	.91	94,500
Resident Dwelling	1.00	145,890
Resident Outbldg	3.00	37,590

Exemptions

Exempt	Cat	Amount
LBA	Volfire	62,500

Last sale

Sale date:
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 397,114

Summary

Total assessments	277,980
Total exemptions	62,500
Net assessment	215,480

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.910	135,000	135,000		135,000	94,500
Primary Site		39,640					

.910 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	01	Hot Water		
Fuel	07	Propane Gas		
Attic	99	None		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	02	Partial < half		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		
			Actual Year Built: 1954	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	190,860
Basement	Partial < half				624	-2,770
Heating	Yes	A/C	Yes			5,530
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	3,500
Attic	None	Attic size:				
Additions						110,017
Other Features	WB Stks					13,500
Sub-Total						320,637
Grade	C	Factor	1.0000			320,637
CDU		C&D Factor	1.00			320,637
Depreciation				35 %	208,414	
				Computed cost value @ 70%		145,890

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	FRFF Frame first floor	552	63,194
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
L Living Area	AIR Air conditioning	150	456
L Living Area	AIR Air conditioning	216	657
L Living Area	AIR Air conditioning	552	1,678

Total additions 110,017

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									
RP1 Pool w/	22	40	880	74.05	2007	C	65,164	50	32,600
Plastic Linr									
RS1 Frame	12	20	240	30.00	2009	C	7,200	50	3,600
Utility Shed									
Value at 70%		37,590	Value at 100%		53,700				

