

Property at 00063 WHEELER ROAD

Prop ID 4580063

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

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: 4580063 Neigh.: Zone: R40 Vol: 685 Page: 93

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-May-2015
Resident Land	.91	94,500				Sale price: 244,800
Resident Dwelling	1.00	160,520				Sale valid:
Resident Outbldg	1.00	1,260				Values
					Mkt value :	
					Cost value:	366,114
Summary			Utilities		Sales ratios	
Total assessments	256,280		Water	Well	Cost/sale :	1.4956
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	256,280		Gas	None	Assmt/sale:	1.0469

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	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	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
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: 1953	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,097	190,860
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					123,543
Other Features		WB Stks			6,750
Sub-Total					326,653
Grade	C+	Factor 1.0800			352,785
CDU		C&D Factor 1.00			352,785
Depreciation		35 %			229,310
Computed cost value @ 70%					160,517

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	390	44,648
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
L Living Area	FRFF Frame first floor	266	30,452
G Garages	FR Attached frame LE 65	484	21,597
G Garages	CRPT Open carport	242	4,103
P Porches, Patios, Decks	DECK Wood deck	141	3,735

Total additions 123,543

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	1993	C	3,600	50	1,800
Utility Shed									
Value at 70%		1,260	Value at 100%		1,800				

