

Property at 00071 WHEELER ROAD

Prop ID 4580071

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

## Administrative Information

Owner name: DUNNIGAN LARAINÉ  
Second name:  
Address: 71 WHEELER ROAD  
City/state: AVON CT Zip: 06001

## Location Information

Map: 001 Clerk map:  
Lot: 4580071 Neigh.: Zone: R40 Vol: 625 Page: 1224

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .91  | 94,500  |
| Resident Dwelling | 1.00 | 102,070 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 28-Jun-2011  
Sale price: 224,500  
Sale valid:

## Values

Mkt value :  
Cost value: 280,814

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 196,570 |
| Total exemptions  |         |
| Net assessment    | 196,570 |

## Utilities

|       |              |
|-------|--------------|
| Water | Well         |
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.2508  
Mkt/sale :  
Assmt/sale: .8756

## 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

## Building Valuation Summary

|                |         |                |       |         |
|----------------|---------|----------------|-------|---------|
| Dwelling       | Frame   | 1 story w/bsmt | Area  | 179,150 |
| Basement       | Full    |                | 1,008 |         |
| Heating        | Yes     | A/C No         |       |         |
| Plumbing       | 1 F/B   | H/B Add'l fix. | Wh/p  | Saunas  |
| Attic          | None    | Attic size:    |       |         |
| Additions      |         |                |       | 38,430  |
| Other Features | WB Stks |                |       | 6,750   |

|              |                           |         |
|--------------|---------------------------|---------|
| Sub-Total    |                           | 224,330 |
| Grade C      | Factor 1.0000             | 224,330 |
| CDU          | C&D Factor 1.00           | 224,330 |
| Depreciation | 35 %                      | 145,815 |
|              | Computed cost value @ 70% | 102,071 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 480  | 21,441 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 88   | 8,392  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 377  | 8,597  |

Total additions 38,430

## 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 Garage cars 2   |
| Interior Walls | 01   | Plaster          | Bedrooms 2 Unfinished area    |
| Floors         | 01   | Hardwood         | Family Rooms Dormer linear f  |
| Heating System | 01   | Hot Water        | Full Baths 1 Masonry trim sf  |
| Fuel           | 01   | Oil              | Half Baths Finish bsmt sz     |
| Attic          | 99   | None             | Addn'l fixtures Rec Room Size |
| Grade          | 30   | C                | Whirlpools Living area 1,008  |
| Garage         | 22   | Attached 2 car   | Saunas # Living Units         |
| Area Over Gar. | 99   | None             | M/F stacks                    |
| Basement       | 01   | Full             | W/B stacks 1                  |
| Bsmt Fin Qual  | 99   | None             | W/B openings 1                |
| Air Condition  | 99   | None             |                               |
| Interior Cond  | 05   | Good             |                               |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1954       |

