

Property at 00081 WHEELER ROAD

Prop ID 4580081

Printed 07-Feb-2024 6:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MOLUSIS THOMAS
 Second name:
 Address: 81 WHEELER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 4580081 Neigh.: Zone: R40 Vol: 640 Page: 984

Assessments

Assmt category	Qty	Amount
Resident Land	.91	94,500
Resident Dwelling	1.00	138,310
Resident Outbldg	2.00	16,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-May-2012
 Sale price: 268,000
 Sale valid:

Values

Mkt value :
 Cost value: 355,586

Summary

Total assessments	248,910
Total exemptions	
Net assessment	248,910

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3268
 Mkt/sale :
 Assmt/sale: .9288

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	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	11	Basement 1 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1957

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,336	222,310
Basement	Full				
Heating	Yes	A/C Yes			6,380
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					37,530
Other Features	WB Stks		Bsmt Gar		10,250
Sub-Total					281,470
Grade	C+	Factor 1.0800			303,988
CDU		C&D Factor 1.00			303,988
Depreciation		35 %			197,592
Computed cost value @ 70%					138,314

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	DECK Wood deck	216	5,722
L Living Area	AIR Air conditioning	252	766

Total additions 37,530

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	1996	C	5,760	50	2,900
Utility Shed									
RG1 Frame or Con	24	30	720	55.95	2022	C	40,284	50	20,100
Block Detach Garage									
Value at 70%					16,100	Value at 100%			
						23,000			

