

Property at 00087 WHEELER ROAD

Prop ID 4580087

Printed 11-May-2026 8:27 AM Design and Layout (C) Right/Angles

-Administrative Information-

Owner name: KARPE BRIAN S TTEE

Second name:

Address: 87 WHEELER ROAD

City/state: AVON CT Zip: 06001

-Location Information-

Map: 001

Clerk map:

Lot: 4580087

Neigh.:

Zone: R40

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Assessments

Assmt category	Qty	Amount
Resident Land	.91	94,500
Resident Dwelling	1.00	240,080

Exempt	Cat	Amount
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Sale date: 08-May-2000
Sale price:      225,000
Sale valid:
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—Values—

Mkt value :	
Cost value:	477,971

Summary

Total assessments	334,580
Total exemptions	
Net assessment	334,580

Water	Well
Sewer	Public sewer
Gas	None

Cost/sale :	2.1243
Mkt/sale :	
Assmt/sale:	1.4870

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
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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	6	Garage cars	2
Interior Walls	01	Plaster	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	
Heating System	01	Hot Water	Full Baths	3	Masonry trim sf	192
Fuel	01	Oil	Half Baths		Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	600
Grade	33	C+	Whirlpools		Living area	2,430
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	03	Rec Room W/ Air	W/B openings	2		
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good				
			Actual Year Built: 1953			

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area 2,298	348,900
Basement	Full					
Heating	Yes	A/C	Yes			9,950
Plumbing	3 F/B	H/B	Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:				
Additions						92,180
Other Features	Mason Trim	WB Stks	RR			27,539

Sub-Total			488,569
Grade C+	Factor	1.0800	527,655
CDU	C&D Factor	1.00	527,655
Depreciation		35 %	342,976
		Computed cost value @ 70%	240,083

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	198	18,882
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	OVER Frame Overhang	26	2,381
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387
G Garages	FR Attached frame LE 65	625	27,099
P Porches, Patios, Decks	DECK Wood deck	968	25,642
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	AIR Air conditioning	108	328

Total additions	92,180
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