

Property at 00103 WHEELER ROAD

Prop ID 4580103

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Administrative Information

Owner name: FARRELL JOHN J AND IRIS
 Second name:
 Address: 103 WHEELER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 4580103 Neigh.: Zone: R40 Vol: 037 Page: 0594

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500	AFA Veteran	3,500	Sale date: 26-Jan-1960
Resident Dwelling	1.00	178,740	BFD Add Vet	7,000	Sale price:
Resident Outbldg	2.00	31,920	DAC Veteran	10,000	Sale valid:

Values

Resident Excess .30 1,580
 Mkt value :
 Cost value: 438,200

Summary

Summary	Utilities	Sales ratios
Total assessments 306,740	Water Well	Cost/sale :
Total exemptions 20,500	Sewer Public sewer	Mkt/sale :
Net assessment 286,240	Gas None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site	40,075						
RES	12	.300	7,500	2,250		2,250	1,575
Residual	13,068						

1.220 acres Total land value 137,250 96,075

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 8 Garage cars 1
Interior Walls	01	Plaster	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size 320
Grade	33	C+	Whirlpools Living area 2,093
Garage	11	Basement 1 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1952

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	214,680
Basement	Full		1,278	
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				124,262
Other Features	WB Stks	RR	Bsmt Gar	19,797
Sub-Total				363,739
Grade	C+	Factor 1.0800		392,838
CDU		C&D Factor 1.00		392,838
Depreciation		35 %		255,345
		Computed cost value @ 70%		178,742

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	196	22,438
P Porches, Patios, Decks	DECK Wood deck	132	3,497
P Porches, Patios, Decks	FOFF Frame open first flo	163	9,931
P Porches, Patios, Decks	DECK Wood deck	68	1,801
L Living Area	FRFF Frame first floor	589	67,429
L Living Area	BSMT Basement addition	589	10,854
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	BSMT Basement addition	30	553
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132

Total additions 124,262

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP3 Pool w/ Reinfor Conc	20	40	800	110.5		C	88,440	50	44,200
RS1 Frame Utility Shed	8	12	96	30.00	2004	C	2,880	50	1,400
Value at 70%			31,920				Value at 100%		45,600

