

Property at 00009 WINTERGREEN LANE

Prop ID 4660009

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Administrative Information

Owner name: HAUGER STEVEN H AND
 Second name: MANGINI LYNN M
 Address: 9 WINTERGREEN LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
 Lot: 4660009 Neigh.: Zone: R30 Vol: 310 Page: 452

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 28-Aug-1995	
Resident Land	.69 105,000			Sale price: 240,000	
Resident Dwelling	1.00 184,890			Sale valid:	
				Values	
Resident Excess	.05 260			Mkt value :	
				Cost value:	414,500
Summary		Utilities		Sales ratios	
Total assessments	290,150	Water	Connecticut	Cost/sale :	1.7271
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	290,150	Gas	None	Assmt/sale:	1.2090

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	150,000	150,000		150,000	105,000
Primary Site		30,056					
RES	12	.050	7,500	375		375	263
Residual		2,178					
		.740 acres	Total land value			150,375	105,263

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	37	B-	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	03	Partial	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	2,028
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	658	197,500
Basement	Full with walk				
Heating	Yes	A/C Yes			5,720
Plumbing	2 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas 11,500
Attic	None		Attic size:		
Additions					114,832
Other Features		WB Stks	RR		17,761
Sub-Total					347,313
Grade	B-	Factor 1.1700			406,356
CDU		C&D Factor 1.00			406,356
Depreciation		35 %			264,131
Computed cost value @ 70%					184,892

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	516	13,669
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	BSMT Basement addition	270	4,976
G Garages	FR Attached frame LE 65	441	19,919
G Garages	FSF Full-story fin o/gar	252	16,880
L Living Area	FRFF Frame first floor	150	17,172
L Living Area	BSMT Basement addition	150	2,764
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	FRUF Frame upper full	44	3,684
L Living Area	AIR Air conditioning	150	456
L Living Area	AIR Air conditioning	270	821
L Living Area	AIR Air conditioning	252	766
L Living Area	AIR Air conditioning	44	134
Total additions			114,832

