

Property at 00015 WINTERGREEN LANE

Prop ID 4660015

Printed 15-Aug-2024 12:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WOLFF MICHAEL R AND
Second name: MASTROGIOVANNI THERESA H TR
Address: 15 WINTERGREEN LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 4660015 Neigh.: Zone: R30 Vol: 751 Page: 438

Assessments

Assmt category	Qty	Amount
Resident Land	.69	105,000
Resident Dwelling	1.00	202,680

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 16-Dec-2020
Sale price: 319,500
Sale valid:

Values

Resident Excess	.69	3,620	Mkt value :	
			Cost value:	444,714

Summary

Total assessments	311,300
Total exemptions	
Net assessment	311,300

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.3919
Mkt/sale :
Assmt/sale: .9743

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	.690	7,500	5,175			5,175	3,623
Residual		30,056						

1.380 acres

Total land value

155,175

108,623

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			1,966	305,210
Basement	Full with walk					
Heating	Yes	A/C	Yes			8,710
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None			Attic size:		
Additions						54,809
Other Features		M Stks				3,000

Sub-Total						380,729
Grade	B-	Factor	1.1700			445,453
CDU		C&D Factor	1.00			445,453
Depreciation		35 %				289,544
		Computed cost value @ 70%				202,681

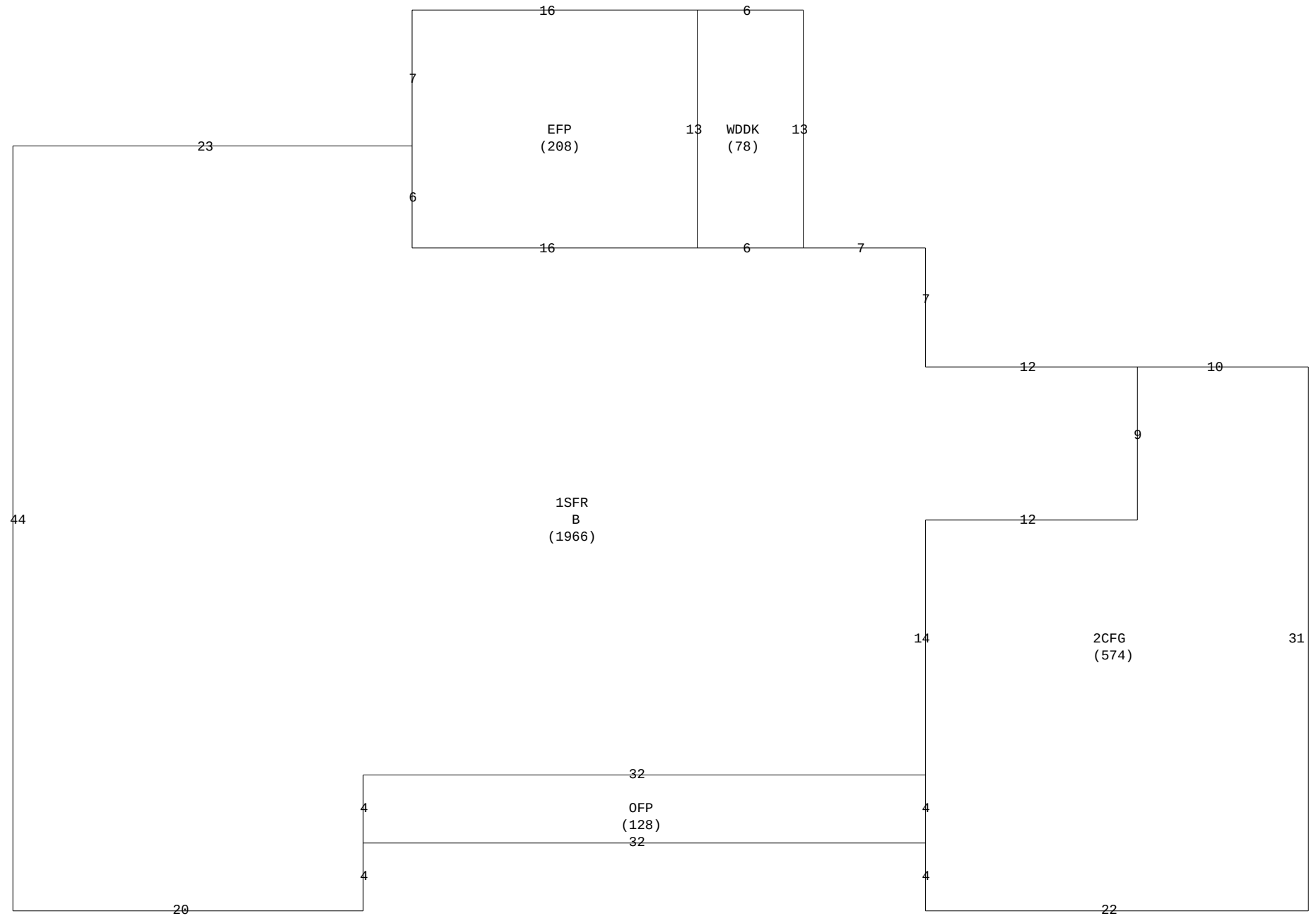
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	208	19,835
P Porches, Patios, Decks	DECK Wood deck	78	2,066
G Garages	FR Attached frame LE 65	574	25,109
P Porches, Patios, Decks	FOFF Frame open first flo	128	7,799

Total additions 54,809

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	03	Aluminum Siding	
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	02	Drywall	Bedrooms 2 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size
Grade	37	B-	Whirlpools 1,966
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1985



THE JEANETTE E. LAMPEL 2004 TRUST V 692 P 1285 12-14-15
PROB CERT JEANETTE E LAMPEL VOL 751 PG 437 12-16-20

MICHAEL R WOLFF & THERESA H MASTROGIOVANNI TRUSTEES
WOLFF MASTROGIOVANNI FAMILY 2018 TRUST VOL 751 PG 438 12-16-20