

Property at 00008 WRIGHT DRIVE

Prop ID 4730008

Printed 05-Feb-2025 8:48 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MACRI CARLOS A
 Second name:
 Address: 110 FEDERAL STREET
 City/state: WEST HARTFORD CT Zip: 06110

Location Information

Map: 015 Clerk map:
 Lot: 4730008 Neigh.: Zone: RU2A Vol: 798 Page: 982

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	78,750
Resident Dwelling	1.00	175,670
Resident Outbldg	2.00	16,310

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Nov-2024
 Sale price: 505,000
 Sale valid:

Values

Mkt value :
 Cost value: 398,757

Summary

Total assessments	279,130
Total exemptions	
Net assessment	279,130

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7896
 Mkt/sale :
 Assmt/sale: .5527

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000		.25	112,500	78,750
Primary Site		87,120						
RES	12	1.600	7,500	12,000			12,000	8,400
Residual		69,696						

3.600 acres Total land value 124,500 87,150

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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	1
Attic	01	Fully Finished	Addtn'l fixtures	3
Grade	37	B-	Whirlpools	1,960
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	928	250,230
Basement	Full				
Heating	Yes	A/C Yes			7,200
Plumbing	2 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	Fully Finished		Attic size: 200		12,111
Additions					50,440
Other Features					

Sub-Total				329,981
Grade	B-	Factor 1.1700		386,078
CDU		C&D Factor 1.00		386,078
Depreciation		35 %		250,951
		Computed cost value @ 70%		175,666

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	644	27,840
L Living Area	FRFF Frame first floor	32	3,663
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	DECK Wood deck	216	5,722
P Porches, Patios, Decks	DECK Wood deck	64	1,695
L Living Area	FRFF Frame first floor	72	8,243
L Living Area	BSMT Basement addition	72	1,327

Total additions 50,440

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	24	384	110.5		C	42,451	50	21,200
RS1 Frame Utility Shed	10	14	140	30.00		C	4,200	50	2,100
Value at 70%			16,310				Value at 100%		23,300

