

Property at 00027 WRIGHT DRIVE

Prop ID 4730027

Printed 07-Feb-2024 7:47 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: GIRAMONTI ALBERT J AND  
Second name: JANICE E  
Address: 27 WRIGHT DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 015 Clerk map:  
Lot: 4730027 Neigh.: Zone: RU2A Vol: 052 Page: 0036

## Assessments

| Assmt category    | Qty     | Amount  | Exempt Cat | Amount | Last sale              |  |
|-------------------|---------|---------|------------|--------|------------------------|--|
| Resident Land     | 2.00    | 105,000 |            |        | Sale date: 20-Sep-1965 |  |
| Resident Dwelling | 1.00    | 208,920 |            |        | Sale price:            |  |
| Resident Outbldg  | 1.00    | 1,260   |            |        | Sale valid:            |  |
|                   |         |         |            |        | Values                 |  |
| Resident Excess   | 2.29    | 12,020  |            |        | Mkt value :            |  |
|                   |         |         |            |        | Cost value: 467,429    |  |
| Summary           |         |         | Utilities  |        | Sales ratios           |  |
| Total assessments | 327,200 |         | Water      | Well   | Cost/sale :            |  |
| Total exemptions  |         |         | Sewer      | Septic | Mkt/sale :             |  |
| Net assessment    | 327,200 |         | Gas        | None   | Assmt/sale:            |  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | 2.000      | 150,000 | 150,000          |      |      | 150,000 | 105,000   |
| Primary Site |     | 87,120     |         |                  |      |      |         |           |
| RES          | 12  | 2.290      | 7,500   | 17,175           |      |      | 17,175  | 12,023    |
| Residual     |     | 99,752     |         |                  |      |      |         |           |
| 4.290 acres  |     |            |         | Total land value |      |      | 167,175 | 117,023   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 04   | Vinyl Siding     |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 |
| Floors         | 01   | Hardwood         | Family Rooms            |   |
| Heating System | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 2 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 40   | B                | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 99   | None             | 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: 1966 |   |

## Building Valuation Summary

|                           |         |                 |             | Area |         |
|---------------------------|---------|-----------------|-------------|------|---------|
| Dwelling                  | Frame   | 2 story w/bsmt  |             | 936  | 251,790 |
| Basement                  | Full    |                 |             |      |         |
| Heating                   | Yes     | A/C No          |             |      |         |
| Plumbing                  | 2 F/B   | 2 H/B           | Add'l fix.  | Wh/p | Saunas  |
| Attic                     | None    |                 | Attic size: |      | 12,000  |
| Additions                 |         |                 |             |      | 80,357  |
| Other Features            | WB Stks | RR              |             |      | 20,261  |
| Sub-Total                 |         |                 |             |      | 364,408 |
| Grade                     | B       | Factor 1.2600   |             |      | 459,154 |
| CDU                       |         | C&D Factor 1.00 |             |      | 459,154 |
| Depreciation              |         | 35 %            |             |      | 298,450 |
| Computed cost value @ 70% |         |                 |             |      | 208,915 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | DECK Wood deck            | 371  | 9,828  |
| L Living Area            | FRFF Frame first floor    | 140  | 16,027 |
| L Living Area            | BSMT Basement addition    | 140  | 2,580  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 40   | 3,814  |
| G Garages                | FR Attached frame LE 65   | 616  | 26,747 |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 224  | 21,361 |
| Total additions          |                           |      | 80,357 |

## Outbuilding Information

| Description               | Wid | Len | Area  | Rate          | Year | Cnd | RCN   | Depr | Value |
|---------------------------|-----|-----|-------|---------------|------|-----|-------|------|-------|
| RS1 Frame<br>Utility Shed | 10  | 12  | 120   | 30.00         |      | C   | 3,600 | 50   | 1,800 |
| Value at 70%              |     |     | 1,260 | Value at 100% |      |     | 1,800 |      |       |

