

Property at 00028 WRIGHT DRIVE

Prop ID 4730028

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Administrative Information

Owner name: DREZNER ALAN DAVID AND
Second name: ESTHER B
Address: 28 WRIGHT DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 4730028 Neigh.: Zone: RU2A Vol: 103 Page: 1119

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	78,750
Resident Dwelling	1.00	264,830
Resident Outbldg	1.00	6,020

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 31-May-1978
Sale price: 109,900
Sale valid:

Values

Mkt value :
Cost value: 513,829

Summary

Total assessments	359,680
Total exemptions	
Net assessment	359,680

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.6754
Mkt/sale :
Assmt/sale: 3.2728

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	3.840	7,500	28,800		.50	14,400	10,080
Residual		167,270						

5.840 acres Total land value 126,900 88,830

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	10	Vertical Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	05	Electric B/B	Full Baths 3 Masonry trim sf
Fuel	03	Electric	Half Baths Finish bsmt sz 1,500
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 2,080
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1966

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,744	276,000
Basement	Full with walk			
Heating	Yes	A/C Yes		7,890
Plumbing	3 F/B	H/B 2 Add'l fix. 1 Wh/p	Saunas	13,500
Attic	None	Attic size:		
Additions				78,475
Other Features	WB Stks			55,272

Sub-Total		431,137
Grade B+	Factor 1.3500	582,035
CDU	C&D Factor 1.00	582,035
Depreciation	35 %	378,323
	Computed cost value @ 70%	264,826

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	336	38,466
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	521	13,801
L Living Area	AIR Air conditioning	336	1,021

Total additions 78,475

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	22	308	55.95		C	17,233	50	8,600
Block Detach Garage									

Value at 70% 6,020 Value at 100% 8,600

