

Property at 00044 WRIGHT DRIVE

Prop ID 4730044

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Administrative Information

Owner name: WILKEN DANIELLE
Second name:
Address: 44 WRIGHT DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
Lot: 4730044 Neigh.: Zone: RU2A Vol: 792 Page: 1260

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	105,000
Resident Dwelling	1.00	346,220
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-May-2024
Sale price: 900,000
Sale valid:

Values

Mkt value :
Cost value: 664,400

Summary

Total assessments	465,080
Total exemptions	
Net assessment	465,080

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7382
Mkt/sale :
Assmt/sale: .5168

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	2.400	7,500	18,000			18,000	12,600
Residual		104,544						

4.400 acres

Total land value

168,000

117,600

Residential Dwelling Information

Subject Code Description

Condominium

Style	07	Split Level	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	43	B+	
Garage	22	Attached 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Total Rooms	7	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths	1	Finish bsmt sz	
Addtn'l fixtures		Rec Room Size	600
Whirlpools		Living area	4,067
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1963

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full		1,660	393,190
Heating	Yes	A/C Yes		11,240
Plumbing	3 F/B	1 H/B Add'l fix.	Wh/p	13,500
Attic	None	Attic size:		
Additions				123,926
Other Features	WB Stks	RR		21,787

Sub-Total			563,643
Grade	B+	Factor 1.3500	760,918
CDU		C&D Factor 1.00	760,918
Depreciation		35 %	494,597
		Computed cost value @ 70%	346,218

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	252	24,031
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	DECK Wood deck	416	11,020
L Living Area	FRFF Frame first floor	270	30,910
L Living Area	AIR Air conditioning	270	821
G Garages	FR Attached frame LE 65	441	19,919
G Garages	FSF Full-story fin o/gar	441	29,540
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	AIR Air conditioning	441	1,341

Total additions 123,926

Outbuilding Information

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

