

Property at 00055 WRIGHT DRIVE

Prop ID 4730055

Printed 07-Feb-2024 7:48 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SALZBERG DONALD J
 Second name:
 Address: 55 WRIGHT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 4730055 Neigh.: Zone: RU2A Vol: 695 Page: 711

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Mar-2016
Resident Land	2.00	105,000				Sale price: 540,000
Resident Dwelling	1.00	319,900				Sale valid:
					Values	
Resident Excess	1.55	8,140			Mkt value :	
					Cost value:	618,629
Summary			Utilities		Sales ratios	
Total assessments		433,040	Water	Well	Cost/sale :	1.1456
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		433,040	Gas	None	Assmt/sale:	.8019

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	1.550	7,500	11,625		11,625	8,138
Residual		67,518					
				3.550 acres	Total land value	161,625	113,138

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,954	303,640
Basement	Full		
Heating	Yes A/C Yes		8,670
Plumbing	2 F/B 2 H/B 4 Add'l fix. Wh/p Saunas		14,000
Attic	Unfinished Attic size: 1,954		23,465
Additions			157,519
Other Features	WB Stks		13,500
Sub-Total			520,794
Grade	B+	Factor 1.3500	703,072
CDU		C&D Factor 1.00	703,072
Depreciation		35 %	456,997
		Computed cost value @ 70%	319,898

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	350	40,068
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	FATT Full finished attic	240	8,668
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FATT Full finished attic	528	19,070
L Living Area	FRFF Frame first floor	340	38,924
Total additions			157,519

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	05	Half Story Finis	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,268
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1961	

