

Property at 00073 WRIGHT DRIVE

Prop ID 4730073

Printed 07-Feb-2024 7:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SCHERER HENRY S JR TRUSTEE
 Second name:
 Address: 73 WRIGHT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 4730073 Neigh.: Zone: RU2A Vol: 732 Page: 797

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 25-Sep-2019
Resident Land	2.00	105,000			Sale price:
Resident Dwelling	1.00	335,950			Sale valid:
Resident Outbldg	2.00	32,060			

Values

Resident Excess	3.73	19,580			Mkt value :
					Cost value: 703,700

Summary

Total assessments	492,590	Water	Well	Cost/sale :
Total exemptions		Sewer	Septic	Mkt/sale :
Net assessment	492,590	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	3.730	7,500	27,975		27,975	19,583
Residual		162,479					

5.730 acres Total land value 177,975 124,583

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size 700
Grade	43	B+	Whirlpools Living area 3,254
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings 3
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1960

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,830	287,320
Basement	Full			
Heating	Yes	A/C Yes		8,210
Plumbing	3 F/B	1 H/B 2 Add'l fix.	Wh/p Saunas	14,500
Attic	None	Attic size:		
Additions				198,982
Other Features	WB Stks	RR	Bsmt Gar	37,915
Sub-Total				546,927
Grade	B+	Factor 1.3500		738,351
CDU		C&D Factor 1.00		738,351
Depreciation		35 %		479,928
		Computed cost value @ 70%		335,950

Building additions

Category	Type	Area	Value
L Living Area	AIR Air conditioning	25	76
L Living Area	OVER Frame Overhang	25	2,290
P Porches, Patios, Decks	F0FF Frame open first flo	96	5,849
L Living Area	FRFF Frame first floor	984	112,649
P Porches, Patios, Decks	F0FF Frame open first flo	28	1,706
G Garages	FR Attached frame LE 65	252	12,545
L Living Area	AIR Air conditioning	984	2,991
L Living Area	FRFF Frame first floor	518	59,301
L Living Area	AIR Air conditioning	518	1,575

Total additions 198,982

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP3 Pool w/ Reinfor Conc	16	32	512	110.5		C	56,602	50	28,300
TC1 Asphalt Tennis court			1	35,00		C	35,000	50	17,500
Value at 70%			32,060				Value at 100%		45,800

