

Property at 00074 WRIGHT DRIVE

Prop ID 4730074

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

Administrative Information

Owner name: TSUKANOV ALEXANDER
 Second name:
 Address: 74 WRIGHT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 4730074 Neigh.: Zone: RU2A Vol: 689 Page: 942

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 31-Aug-2015
Resident Land	2.00	105,000				Sale price: 342,500
Resident Dwelling	1.00	93,570				Sale valid: 14
					Values	
Resident Excess	3.60	9,450				Mkt value :
					Cost value: 297,171	
Summary			Utilities		Sales ratios	
Total assessments		208,020	Water	Well		Cost/sale : .8677
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		208,020	Gas	None		Assmt/sale: .6074

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	3.600	7,500	27,000	.50		13,500	9,450
Residual		156,816						
5.600 acres				Total land value			163,500	114,450

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				2,914	429,970
Basement	Partial < half						-2,770
Heating	Yes	A/C Yes					12,230
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas		9,000
Attic	None			Attic size:			
Additions							75,239
Other Features		WB Stks					6,750
Sub-Total							530,419
Grade	B		Factor 1.2600				668,328
CDU			C&D Factor 1.00				668,328
Depreciation			80 %				133,666
Computed cost value @ 70%							93,566

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	928	41,576
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
P Porches, Patios, Decks	FOFF Frame open first flo	16	975
P Porches, Patios, Decks	DECK Wood deck	360	9,536
P Porches, Patios, Decks	FOFF Frame open first flo	336	20,471
Total additions			75,239

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
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	02	Partial < half	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	01	Very Poor	Living area	2,914
Exterior Cond	01	Very Poor	Whirlpools	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1962				

