

Property at 00082 WRIGHT DRIVE

Prop ID 4730082

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Administrative Information

Owner name: NEUMANN VICTOR AND
 Second name: BONINO JOAN A
 Address: 82 WRIGHT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 4730082 Neigh.: Zone: RU2A Vol: 334 Page: 594

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Jun-1997
Resident Land	2.00	105,000			Sale price: 260,000
Resident Dwelling	1.00	171,490			Sale valid: Y
Resident Outbldg	2.00	2,800			

Values

Resident Excess	4.84	6,350	Mkt value :	
			Cost value:	408,057

Summary

Total assessments	285,640	Water Well	Cost/sale :	1.5695
Total exemptions		Sewer Septic	Mkt/sale :	
Net assessment	285,640	Gas None	Assmt/sale:	1.0986

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	4.840	7,500	36,300	.75	9,075	6,353
Residual		210,830					

6.840 acres Total land value 159,075 111,353

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	02	Wood Shingles	
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 2
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	12	Basement 2 car	Masonry trim sf
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addtn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size 500
Interior Cond	03	Fair	Living area 2,012
Exterior Cond	03	Fair	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1960

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 2,012	311,270
Basement	Full			
Heating	Yes	A/C Yes		8,890
Plumbing	2 F/B	1 H/B 2 Add'l fix.	Wh/p	9,500
Attic	None	Attic size:	Saunas	
Additions				33,942
Other Features	WB Stks	RR	Bsmt Gar	25,261
Sub-Total				388,863
Grade	B	Factor 1.2600		489,967
CDU		C&D Factor 1.00		489,967
Depreciation		50 %		244,984
		Computed cost value @ 70%		171,489

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	12	731
P Porches, Patios, Decks	FEFF Frame enclosed first	288	27,464
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 33,942

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	13	104	30.00	2011	C	3,120	50	1,600
Utility Shed									
RS1 Frame	10	16	160	30.00	2015	C	4,800	50	2,400
Utility Shed									
Value at 70%		2,800					Value at 100%		4,000

