

Property at 00083 WRIGHT DRIVE

Prop ID 4730083

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

Administrative Information

Owner name: MCNEILL MILDRED R
 Second name:
 Address: 83 WRIGHT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 4730083 Neigh.: Zone: RU2A Vol: 310 Page: 791

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Jun-1985
Resident Land	2.00	105,000				Sale price: 236,000
Resident Dwelling	1.00	210,670				Sale valid:
Resident Outbldg	1.00	840				Values
						Mkt value :
Resident Excess	1.99	10,450				Cost value: 467,086
Summary			Utilities		Sales ratios	
Total assessments		326,960	Water	Well	Cost/sale :	1.9792
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		326,960	Gas	None	Assmt/sale:	1.3854

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	1.990	7,500	14,925			14,925	10,448
Residual		86,684						
		3.990 acres		Total land value			164,925	115,448

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addn'l fixtures	
Grade	40	B	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	04	Living Area w/o	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	936
Basement	Full		219,560
Heating	Yes	A/C Yes	6,320
Plumbing	2 F/B	1 H/B	Add'l fix. Wh/p Saunas
Attic	None	Attic size:	8,500
Additions			105,142
Other Features	Mason Trim WB Stks		27,949
Sub-Total			367,471
Grade	B	Factor 1.2600	463,013
CDU		C&D Factor 1.00	463,013
Depreciation		35 %	300,958
		Computed cost value @ 70%	210,671

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	BSMT Basement addition	360	6,634
G Garages	FR Attached frame LE 65	483	21,558
L Living Area	OVER Frame Overhang	17	1,557
P Porches, Patios, Decks	DECK Wood deck	81	2,146
L Living Area	FRFF Frame first floor	230	26,331
L Living Area	BSMT Basement addition	230	4,238
L Living Area	OVER Frame Overhang	16	1,465
Total additions			105,142

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	8	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840				Value at 100%		1,200

