

Property at 00094 WRIGHT DRIVE

Prop ID 4730094

Printed 07-Feb-2024 7:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ANGELINA DEBRA T
 Second name:
 Address: 94 WRIGHT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 4730094 Neigh.: Zone: RU2A Vol: 760 Page: 525

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jun-2021
Resident Land	2.00	105,000				Sale price: 476,800
Resident Dwelling	1.00	284,050				Sale valid:
						Values
Resident Excess	1.07	5,620				Mkt value :
						Cost value: 563,814
Summary			Utilities		Sales ratios	
Total assessments		394,670	Water	Well	Cost/sale :	1.1825
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		394,670	Gas	None	Assmt/sale:	.8277

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	1.070	7,500	8,025			8,025	5,618
Residual		46,609						
3.070 acres				Total land value			158,025	110,618

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1961	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,416	232,840
Basement	Full				
Heating	Yes	A/C Yes			6,670
Plumbing	3 F/B	1 H/B	2 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,500
Additions					194,178
Other Features		WB Stks		Bsmt Gar	14,250
Sub-Total					462,438
Grade	B+	Factor 1.3500			624,291
CDU		C&D Factor 1.00			624,291
Depreciation		35 %			405,789
Computed cost value @ 70%					284,052

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	88	10,074
L Living Area	AIR Air conditioning	88	268
P Porches, Patios, Decks	DECK Wood deck	234	6,199
L Living Area	FRFF Frame first floor	235	26,903
L Living Area	AIR Air conditioning	235	714
L Living Area	FRFF Frame first floor	576	65,941
L Living Area	AIR Air conditioning	576	1,751
L Living Area	FRUF Frame upper full	576	48,228
L Living Area	AIR Air conditioning	576	1,751
P Porches, Patios, Decks	DECK Wood deck	1,166	30,887
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions 194,178

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

