

Property at 00110 WRIGHT DRIVE

Prop ID 4730110

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## Administrative Information

Owner name: HEINZELMAN CARL JR AND  
 Second name: SHARYN  
 Address: 110 WRIGHT DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 015 Clerk map:  
 Lot: 4730110 Neigh.: Zone: RU2A Vol: 405 Page: 126

| Assessments       |      | Exemptions |              | Last sale |                        |
|-------------------|------|------------|--------------|-----------|------------------------|
| Assmt category    | Qty  | Amount     | Exempt Cat   | Amount    | Sale date: 08-Jun-2001 |
| Resident Land     | 2.00 | 105,000    | APA Veteran  | 450,230   | Sale price: 330,000    |
| Resident Dwelling | 1.00 | 345,230    | DAC Veteran  | 10,000    | Sale valid: Y          |
| Resident Outbldg  | 2.00 | 24,780     |              |           |                        |
| Resident Excess   |      | .53 2,780  | Values       |           |                        |
| Summary           |      |            | Utilities    |           | Sales ratios           |
| Total assessments |      | 477,790    | Water Well   |           | Cost/sale : 2.0684     |
| Total exemptions  |      | 460,230    | Sewer Septic |           | Mkt/sale :             |
| Net assessment    |      | 17,560     | Gas None     |           | Assmt/sale: 1.4478     |

## 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  | .530             | 7,500   | 3,975   |           | 3,975   | 2,783     |
| Residual     |     | 23,087           |         |         |           |         |           |
| 2.530 acres  |     | Total land value |         | 153,975 |           | 107,783 |           |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 01   | Clapboards       |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| 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 | 01   | Hot Water        | Full Baths              | 2 |
| Fuel           | 01   | Oil              | Half Baths              | 2 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| 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              | 2 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 2 |
| Air Condition  | 01   | Central Air      |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1961 |   |

## Building Valuation Summary

|                |            | Area                      |             |          |
|----------------|------------|---------------------------|-------------|----------|
| Dwelling       | Frame      | 2 story w/bsmt            | 950         | 254,530  |
| Basement       | Full       |                           |             |          |
| Heating        | Yes        | A/C Yes                   |             | 7,330    |
| Plumbing       | 2 F/B      | 2 H/B                     | Add'l fix.  | Wh/p     |
| Attic          | None       |                           | Attic size: | Saunas   |
| Additions      |            |                           |             | 252,028  |
| Other Features | Mason Trim | WB Stks                   | RR          | Bsmt Gar |
|                |            |                           |             | 36,151   |
| Sub-Total      |            |                           |             | 562,039  |
| Grade          | B+         | Factor 1.3500             |             | 758,753  |
| CDU            |            | C&D Factor 1.00           |             | 758,753  |
| Depreciation   |            | 35 %                      |             | 493,189  |
|                |            | Computed cost value @ 70% |             | 345,232  |

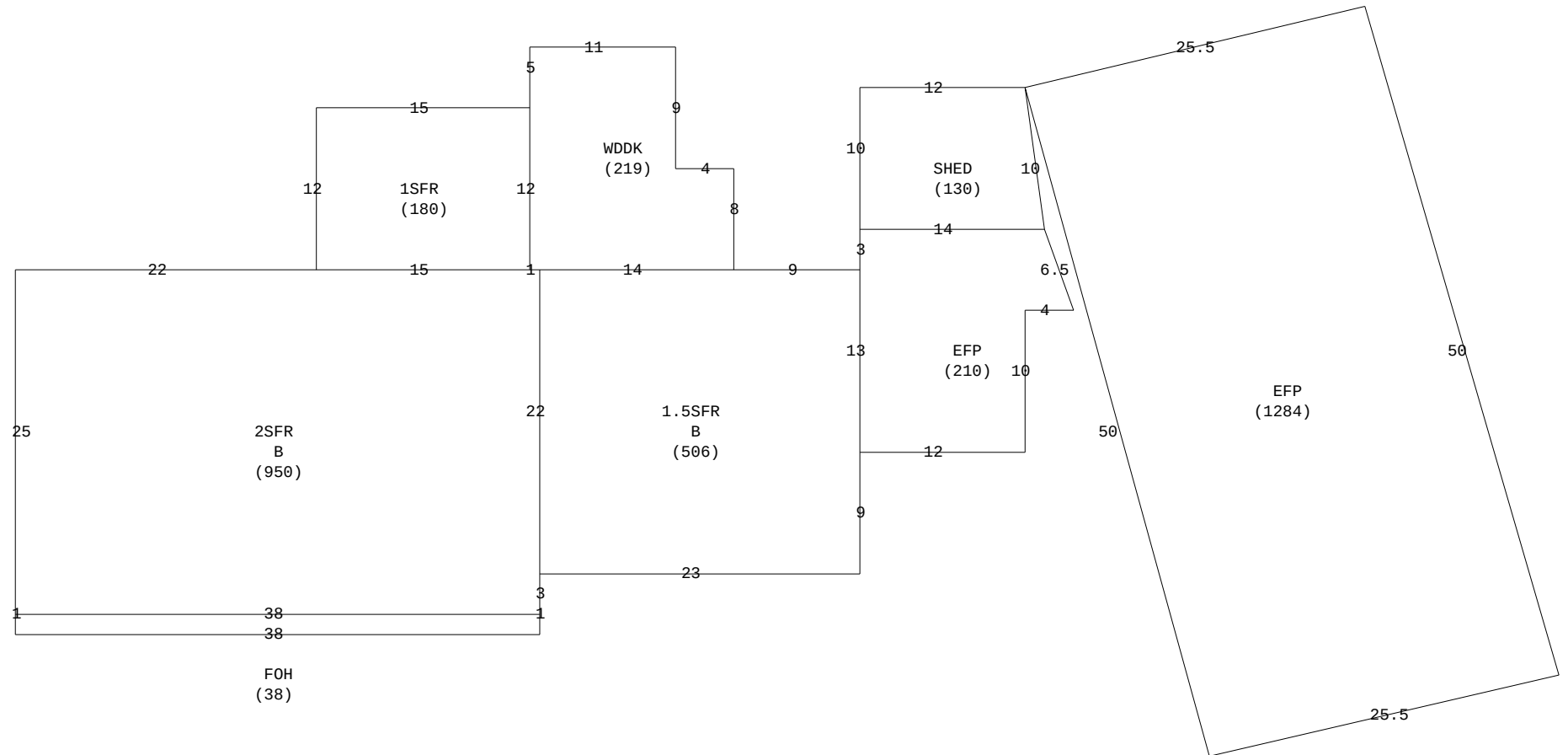
## Building additions

| Category                 | Type                      | Area  | Value   |
|--------------------------|---------------------------|-------|---------|
| L Living Area            | FRFF Frame first floor    | 506   | 57,927  |
| L Living Area            | FRUH Frame upper half     | 506   | 25,875  |
| L Living Area            | BSMT Basement addition    | 506   | 9,325   |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 1,284 | 122,445 |
| P Porches, Patios, Decks | UTIL Utility building     | 130   | 3,713   |
| L Living Area            | OVER Frame Overhang       | 38    | 3,480   |
| L Living Area            | AIR Air conditioning      | 939   | 2,855   |
| P Porches, Patios, Decks | DECK Wood deck            | 219   | 5,801   |
| L Living Area            | FRFF Frame first floor    | 180   | 20,607  |

Total additions 252,028

## Outbuilding Information

| Description     | Wid    | Len | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|-----------------|--------|-----|---------------|-------|--------|-----|--------|------|--------|
| IP1 Indoor pool | 36     | 16  | 576           | 110.5 |        | C   | 63,677 | 50   | 31,800 |
| RS1 Frame       | 12     | 20  | 240           | 30.00 | 2012   | C   | 7,200  | 50   | 3,600  |
| Utility Shed    |        |     |               |       |        |     |        |      |        |
| Value at 70%    | 24,780 |     | Value at 100% |       | 35,400 |     |        |      |        |



POOL ENCLOSURE DEPRECIATED BY 50%