

Property at 00010 WELLESLEY COURT

Prop ID 6330010

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Administrative Information

Owner name: HOFFMAN THEODORE F
Second name:
Address: 10 WELLESLEY COURT
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 6330010 Neigh.: Zone: R40 Vol: 704 Page: 898

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Dec-2016
Resident Land	.92	126,000	ACA	Veteran	2,500	Sale price: 765,000
Resident Dwelling	1.00	521,470	CCB	Add Vet	1,250	Sale valid:
			DAC	Veteran	10,000	

Values

Mkt value :
Cost value: 924,957

Summary

Total assessments	647,470	Water	Connecticut	Cost/sale :	1.2091
Total exemptions	13,750	Sewer	Public sewer	Mkt/sale :	
Net assessment	633,720	Gas	CNG	Assmt/sale:	.8464

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.921	200,000	200,000	.10		180,000	126,000
Primary Site	40,119							

.921 acres Total land value 180,000 126,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	12	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Living area	3,704
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2015	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,802	420,920
Basement	Full with walk				
Heating	Yes	A/C Yes			12,020
Plumbing	4 F/B	1 H/B	3 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		20,000
Additions					58,033
Other Features		M Stks RR			23,049

Sub-Total				534,022
Grade	A	Factor 1.5500		827,734
CDU		C&D Factor 1.00		827,734
Depreciation		10 %		744,961
		Computed cost value @ 70%		521,473

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
L Living Area	BSMT Basement addition	100	1,843
L Living Area	FRFF Frame first floor	100	11,448
L Living Area	AIR Air conditioning	100	304
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
P Porches, Patios, Decks	BPAT Brick/flagstone pati	330	7,525

Total additions 58,033

