

Property at 00015 WELLESLEY COURT

Prop ID 6330015

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Administrative Information

Owner name: MOSCHELLA WILLIAM J AND
 Second name: ANDREA L
 Address: 15 WELLESLEY COURT
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 6330015 Neigh.: Zone: R40 Vol: 698 Page: 1010

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-2016	
Resident Land	.92	140,000			Sale price: 1,500,000	
Resident Outbldg	1.00	23,240			Sale valid:	
Resident Dwelling	1.00	1,034,030				
					Values	
Resident Excess	.50	2,620			Mkt value :	
					Cost value: 1,714,129	
Summary			Utilities		Sales ratios	
Total assessments		1,199,890	Water	Connecticut	Cost/sale :	1.1428
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		1,199,890	Gas	CNG	Assmt/sale:	.7999

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site		40,075					
RES	12	.499	7,500	3,743		3,743	2,620
Residual		21,736					
		1.419 acres	Total land value		203,743	142,620	

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	12
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	6
Attic	01	Fully Finished	Half Baths	2
Grade	60	AA	Addtn'l fixtures	4
Garage	24	Attached 4 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	3
Interior Cond	06	Very Good	W/B openings	4
Exterior Cond	06	Very Good	Actual Year Built: 2008	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	3,133	680,850
Basement	Full with walk		
Heating	Yes A/C Yes		19,350
Plumbing	6 F/B 2 H/B 4 Add'l fix. Wh/p Saunas		34,000
Attic	Fully Finished Attic size: 520		18,793
Additions			157,935
Other Features	Mason Trim WB Stks RR		87,166
Sub-Total			998,094
Grade	AA Factor 1.8500		1,846,474
CDU	C&D Factor 1.00		1,846,474
Depreciation	20 %		1,477,179
		Computed cost value @ 70%	1,034,025

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,104	49,461
G Garages	FSF Full-story fin o/gar	840	56,267
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
P Porches, Patios, Decks	BPAT Brick/flagstone pati	361	8,232
P Porches, Patios, Decks	FOFF Frame open first flo	341	20,776
P Porches, Patios, Decks	BPAT Brick/flagstone pati	558	12,725
L Living Area	AIR Air conditioning	840	2,554

Total additions 157,935

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	30	600	110.5	2009	C	66,330	50	33,200
Value at 70%		23,240	Value at 100%		33,200				

