

Property at 00055 OLD WHEELER LANE

Prop ID 3410055

Printed 10-Jun-2020 8:41 AM Design and Layout (C) Right/Angles

Administrative Information
 Owner name: ADAJIAN NATHAN & CHRISTINA
 Second name:
 Address: 55 OLD WHEELER LANE
 City/state: AVON CT Zip: 06001

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,344	218,000
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	3,600
Attic	None	Attic size:			
Additions					44,346
Other Features		WB Stks M Stks	Bsmt Gar		13,000
Sub-Total					278,946
Grade	C	Factor 1.0000			278,946
CDU		C&D Factor 1.00			278,946
Depreciation		35 %			181,315
		Computed cost value @ 70%			126,921

Location Information
 Map: 017 Clerk map:
 Lot: 3410055 Neigh.: Zone: R30 Vol: 740 Page: 257

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 08-May-2020
Resident Land	.92	87,500			Sale price: 310,000
Resident Excess	.35	1,840			Sale valid:
Resident Dwelling	1.00	126,920			Values
					Mkt value :
					Cost value: 308,943
Summary		Utilities		Sales ratios	
Total assessments	216,260	Water	Well	Cost/sale :	.9966
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	216,260	Gas	None	Assmt/sale:	.6976

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	80	1,570
P Porches, Patios, Decks	DECK Wood deck	60	1,177
P Porches, Patios, Decks	DECK Wood deck	72	1,413
P Porches, Patios, Decks	DECK Wood deck	224	4,395
P Porches, Patios, Decks	FEFF Frame enclosed first	400	28,256
P Porches, Patios, Decks	DECK Wood deck	384	7,535
Total additions			44,346

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	.350	7,500	2,625		2,625	1,838
Residual		15,246					
				1.270 acres	Total land value	127,625	89,338

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	3 Unfinished area
Floors	07	Hardwood/Carpeti	Family Rooms	Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	Rec Room Size
Grade	30	C	Whirlpools	Living area 2,016
Garage	12	Basement 2 car	Saunas	# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1984	

