

Property at 00087 WHEELER ROAD

Prop ID 4580087

Printed 09-Oct-2018 8:59 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KARPE PATRICIA V TR
 Second name:
 Address: 87 WHEELER ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 4580087 Neigh.: Zone: R40 Vol: 580 Page: 459

| Assessments | | Exemptions | | Last sale | |
|-------------------|---------|------------|--------------|--------------|------------------------|
| Assmt category | Qty | Amount | Exempt Cat | Amount | Sale date: 08-May-2000 |
| Resident Land | .91 | 87,500 | | | Sale price: 225,000 |
| Resident Dwelling | 1.00 | 168,590 | | | Sale valid: |
| | | | | Values | |
| | | | | Mkt value : | |
| | | | | Cost value: | 365,843 |
| Summary | | Utilities | | Sales ratios | |
| Total assessments | 256,090 | Water | None | Cost/sale : | 1.6260 |
| Total exemptions | | Sewer | Public sewer | Mkt/sale : | |
| Net assessment | 256,090 | Gas | None | Assmt/sale: | 1.1382 |

Land Information

| Type | Use | Acres/SqFt | Rate | Total | Infl Fact | Value | 70% Value |
|--------------|-----|------------|---------|------------------|-----------|---------|-----------|
| PRIM | 11 | .910 | 125,000 | 125,000 | | 125,000 | 87,500 |
| Primary Site | | 39,640 | | | | | |
| | | .910 acres | | Total land value | | 125,000 | 87,500 |

Building Valuation Summary

| | | Area | | | |
|---------------------------|--------------------|-----------------|-------|---------|-------|
| Dwelling | Frame | 1 story w/bsmt | 2,298 | 242,910 | |
| Basement | Full | | | | |
| Heating | Yes | A/C Yes | | 7,370 | |
| Plumbing | 3 F/B | H/B Add'l fix. | Wh/p | Saunas | 7,200 |
| Attic | None | Attic size: | | | |
| Additions | | | | 65,700 | |
| Other Features | Mason Trim WB Stks | RR | | 19,902 | |
| Sub-Total | | | | 343,082 | |
| Grade | C+ | Factor 1.0800 | | 370,529 | |
| CDU | | C&D Factor 1.00 | | 370,529 | |
| Depreciation | | 35 % | | 240,844 | |
| Computed cost value @ 70% | | | | 168,591 | |

Building additions

| Category | Type | Area | Value |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | FEFF Frame enclosed first | 198 | 13,320 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 18 | 774 |
| L Living Area | OVER Frame Overhang | 26 | 1,680 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 72 | 3,095 |
| G Garages | FR Attached frame LE 65 | 625 | 19,787 |
| P Porches, Patios, Decks | DECK Wood deck | 968 | 18,090 |
| L Living Area | FRFF Frame first floor | 108 | 8,722 |
| L Living Area | AIR Air conditioning | 108 | 232 |
| Total additions | | | 65,700 |

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 | 6 |
| Interior Walls | 01 | Plaster | Garage cars | 2 |
| Floors | 01 | Hardwood | Bedrooms | 3 |
| Heating System | 01 | Hot Water | Unfinished area | |
| Fuel | 01 | Oil | Dormer linear f | |
| Attic | 99 | None | Full Baths | 3 |
| Grade | 33 | C+ | Masonry trim sf | 192 |
| Garage | 22 | Attached 2 car | Half Baths | |
| Area Over Gar. | 99 | None | Finish bsmt sz | |
| Basement | 01 | Full | Addtn'l fixtures | 600 |
| Bsmt Fin Qual | 03 | Rec Room W/ Air | Whirlpools | 2,430 |
| Air Condition | 01 | Central Air | Saunas | |
| Interior Cond | 05 | Good | # Living Units | |
| Exterior Cond | 05 | Good | M/F stacks | |
| | | | W/B stacks | 1 |
| | | | W/B openings | 2 |
| Actual Year Built: 1953 | | | | |

