

Property at 00083 WRIGHT DRIVE

Prop ID 4730083

Printed 15-Feb-2019 2:58 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCNEILL MILDRED R
 Second name:
 Address: 83 WRIGHT DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 015 Clerk map:
 Lot: 4730083 Neigh.: Zone: RU2A Vol: 310 Page: 791

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 936	170,090
Basement	Full			
Heating	Yes	A/C Yes		5,160
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p Saunas	6,000
Attic	None		Attic size:	
Additions				78,586
Other Features	Mason Trim WB Stks			20,852
Sub-Total				280,688
Grade	B	Factor 1.2600		353,667
CDU		C&D Factor 1.00		353,667
Depreciation		35 %		229,884
Computed cost value @ 70%				160,919

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 17-Jun-1985
Resident Land	2.00	94,500			Sale price: 236,000
Resident Excess	1.99	10,450			Sale valid:
Resident Dwelling	1.00	160,920			Values
Resident Outbldg	2.00	2,700			Mkt value :
Summary		Utilities		Sales ratios	
Total assessments	268,570	Water	Well	Cost/sale :	1.6257
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	268,570	Gas	None	Assmt/sale:	1.1380

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	360	30,528
L Living Area	BSMT Basement addition	360	4,914
G Garages	FR Attached frame LE 65	483	16,673
L Living Area	OVER Frame Overhang	17	1,153
P Porches, Patios, Decks	DECK Wood deck	81	1,589
L Living Area	FRFF Frame first floor	230	19,504
L Living Area	BSMT Basement addition	230	3,140
L Living Area	OVER Frame Overhang	16	1,085
Total additions			78,586

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	135,000	135,000		135,000	94,500
Primary Site		87,120					
RES	12	1.990	7,500	14,925		14,925	10,448
Residual		86,684					
3.990 acres		Total land value		149,925		104,948	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	288
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	500
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures	
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Living area	2,027
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
Actual Year Built: 1960				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	8	80	20.00		C	1,600	50	800
Utility Shed									
SPT Slate Patio			392	15.63		C	6,127	50	3,060
Value at 70%		2,702		Value at 100%		3,860			

