

Property at 00079 WESTBURY

Prop ID 4860079

Printed 07-Feb-2024 8:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FLAHARTY RYAN
 Second name:
 Address: 79 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4860079 Neigh.: Zone: R30 Vol: 779 Page: 324

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	425,250
Resident Outbldg	2.00	29,120

Exemptions

Exempt Cat	Amount
Resident Excess	.18 920

Last sale

Sale date: 20-Sep-2022
 Sale price: 910,000
 Sale valid:

Values

Mkt value :
 Cost value: 825,414

Summary

Total assessments	577,790
Total exemptions	
Net assessment	577,790

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9070
 Mkt/sale :
 Assmt/sale: .6349

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	175,000	175,000		175,000	122,500
Primary Site		30,056					
RES	12	.175	7,500	1,313		1,313	919
Residual		7,623					

.865 acres

Total land value

176,313

123,419

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	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	900
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,669
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1998	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,302	323,270
Basement	Full				
Heating	Yes	A/C Yes			9,260
Plumbing	4 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	22,000
Attic	None	Attic size:			
Additions					166,826
Other Features		WB Stks	RR		38,555
Sub-Total					559,911
Grade	A	Factor 1.5500			867,862
CDU		C&D Factor 1.00			867,862
Depreciation		30 %			607,503
		Computed cost value @ 70%			425,252

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	920	41,218
G Garages	FSF Full-story fin o/gar	432	28,937
L Living Area	AIR Air conditioning	432	1,313
L Living Area	BSMT Basement addition	512	9,435
L Living Area	FRFF Frame first floor	512	58,614
L Living Area	AIR Air conditioning	512	1,556
L Living Area	OVER Frame Overhang	16	1,465
P Porches, Patios, Decks	DECK Wood deck	378	10,013
L Living Area	BSMT Basement addition	105	1,935
L Living Area	FRFF Frame first floor	105	12,021
L Living Area	AIR Air conditioning	105	319

Total additions 166,826

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	40	720	110.5	2006	C	79,596	50	39,800
RS1 Frame Utility Shed	10	12	120	30.00	2022	C	3,600	50	1,800
Value at 70%			29,120				Value at 100%		41,600

