

Property at 00074 WESTLAND ROAD

L21A

Prop ID 4920074

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## Administrative Information

Owner name: KING DIMITRIUS & LAJUNE  
 Second name:  
 Address: 74 WESTLAND ROAD  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
 Lot: 4920074 Neigh.: Zone: Vol: 793 Page: 518

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 140,000 |
| Resident Dwelling | 1.00 | 594,810 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 13-May-2024  
 Sale price: 1,390,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 1,051,271

## Summary

| Total assessments | 735,890 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 735,890 |  |

## Utilities

| Water | Connecticut  |  |
|-------|--------------|--|
| Sewer | Public sewer |  |
| Gas   | CNG          |  |

## Sales ratios

Cost/sale : .7563  
 Mkt/sale :  
 Assmt/sale: .5294

## 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  | .205       | 7,500   | 1,538   |      |      | 1,538   | 1,077     |
| Residual     |     | 8,930      |         |         |      |      |         |           |

1.125 acres Total land value 201,538 141,077

## Building Valuation Summary

|                |                              |                |              | Area        |               |
|----------------|------------------------------|----------------|--------------|-------------|---------------|
| Dwelling       | Frame                        | 2 story w/bsmt |              | 1,983       | 456,270       |
| Basement       | Full with walk               |                |              |             |               |
| Heating        | Yes                          | A/C Yes        |              |             | 13,020        |
| Plumbing       | 4 F/B                        | 1 H/B          | 5 Add'l fix. | 1 Wh/p      | Saunas 23,500 |
| Attic          | None                         |                |              | Attic size: |               |
| Additions      |                              |                |              |             | 138,078       |
| Other Features | Mason Trim WB Stks M Stks RR |                |              |             | 55,777        |

|              |                           |                         |
|--------------|---------------------------|-------------------------|
| Sub-Total    |                           | 686,645                 |
| Grade        | A+                        | Factor 1.6500 1,132,964 |
| CDU          | C&D Factor 1.00           | 1,132,964               |
| Depreciation | 25 %                      | 849,723                 |
|              | Computed cost value @ 70% | 594,806                 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FR Attached frame LE 65   | 542  | 23,860 |
| G Garages                | FSF Full-story fin o/gar  | 396  | 26,526 |
| L Living Area            | AIR Air conditioning      | 396  | 1,204  |
| G Garages                | FR Attached frame LE 65   | 312  | 14,886 |
| G Garages                | FSF Full-story fin o/gar  | 234  | 15,674 |
| L Living Area            | AIR Air conditioning      | 234  | 711    |
| L Living Area            | BSMT Basement addition    | 320  | 5,897  |
| L Living Area            | FRFF Frame first floor    | 320  | 36,634 |
| L Living Area            | AIR Air conditioning      | 320  | 973    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 56   | 3,412  |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 364  | 8,301  |

Total additions 138,078

## 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 Garage cars 3            |
| Interior Walls | 02   | Drywall          | Bedrooms 4 Unfinished area             |
| Floors         | 07   | Hardwood/Carpeti | Family Rooms 1 Dormer linear f         |
| Heating System | 07   | Hydro Air        | Full Baths 4 Masonry trim sf 350       |
| Fuel           | 02   | Natural Gas      | Half Baths 1 Finish bsmt sz            |
| Attic          | 99   | None             | Addtn'l fixtures 5 Rec Room Size 1,600 |
| Grade          | 53   | A+               | Whirlpools 1 Living area 4,916         |
| Garage         | 23   | Attached 3 car   | Saunas # Living Units 1                |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks 1                           |
| Basement       | 04   | Full with walk-o | W/B stacks 1                           |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings 1                         |
| Air Condition  | 01   | Central Air      |                                        |
| Interior Cond  | 05   | Good             |                                        |
| Exterior Cond  | 05   | Good             | Actual Year Built: 2004                |

