

Property at 00075 WESTLAND ROAD

LT38

Prop ID 4920075

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Administrative Information

Owner name: ETTINGER GIL JACOB &
Second name: ETTINGER LINNA WU TTEES
Address: 75 WESTLAND ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4920075 Neigh.: Zone: R40 Vol: 788 Page: 278

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	784,860

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Sep-2023
Sale price: 1,300,000
Sale valid:

Values

Resident Excess	.18	950

Summary

Total assessments	925,810
Total exemptions	
Net assessment	925,810

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0174
Mkt/sale :
Assmt/sale: .7122

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	.180	7,500	1,350			1,350	945
Residual		7,841						

1.100 acres

Total land value

201,350

140,945

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			2,692	594,730
Basement	Full					
Heating	Yes	A/C Yes				16,920
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p	1 Saunas	34,000
Attic	None			Attic size:		
Additions						123,828
Other Features	Mason Trim	WB Stks	M Stks	RR		84,796

Sub-Total						854,274
Grade	AA-	Factor	1.7500			1,494,980
CDU		C&D Factor	1.00			1,494,980
Depreciation		25 %				1,121,235
		Computed cost value @ 70%				784,865

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432
L Living Area	BSMT Basement addition	56	1,032
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	BPAT Brick/flagstone pati	604	13,774
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412

Total additions 123,828

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 10 Garage cars 4
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 5 Masonry trim sf 1,000
Fuel	12	Natural Gas	Half Baths 2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 4 Rec Room Size 1,750
Grade	57	AA-	Whirlpools 1 Living area 6,240
Garage	24	Attached 4 car	Saunas 1 # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	01	Full	W/B stacks 2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings 5
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2003

