

Property at 00027 WESTMONT

Prop ID 4550027

Printed 07-Feb-2024 6:48 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HINTZ SEAN
Second name:
Address: 27 WESTMONT
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4550027 Neigh.: Zone: R40 Vol: 722 Page: 233

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 20-Aug-2018	
Resident Land	.92 105,000			Sale price:	369,000
Resident Dwelling	1.00 287,150			Sale valid:	
				Values	
Resident Excess	.30 1,580			Mkt value :	
				Cost value:	562,471
Summary		Utilities		Sales ratios	
Total assessments	393,730	Water	Connecticut	Cost/sale :	1.5243
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	393,730	Gas	None	Assmt/sale:	1.0670

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		150,000	105,000
Primary Site	40,075						
RES	12	.300	7,500	2,250		2,250	1,575
Residual	13,068						
		1.220 acres		Total land value		152,250	106,575

Building Valuation Summary

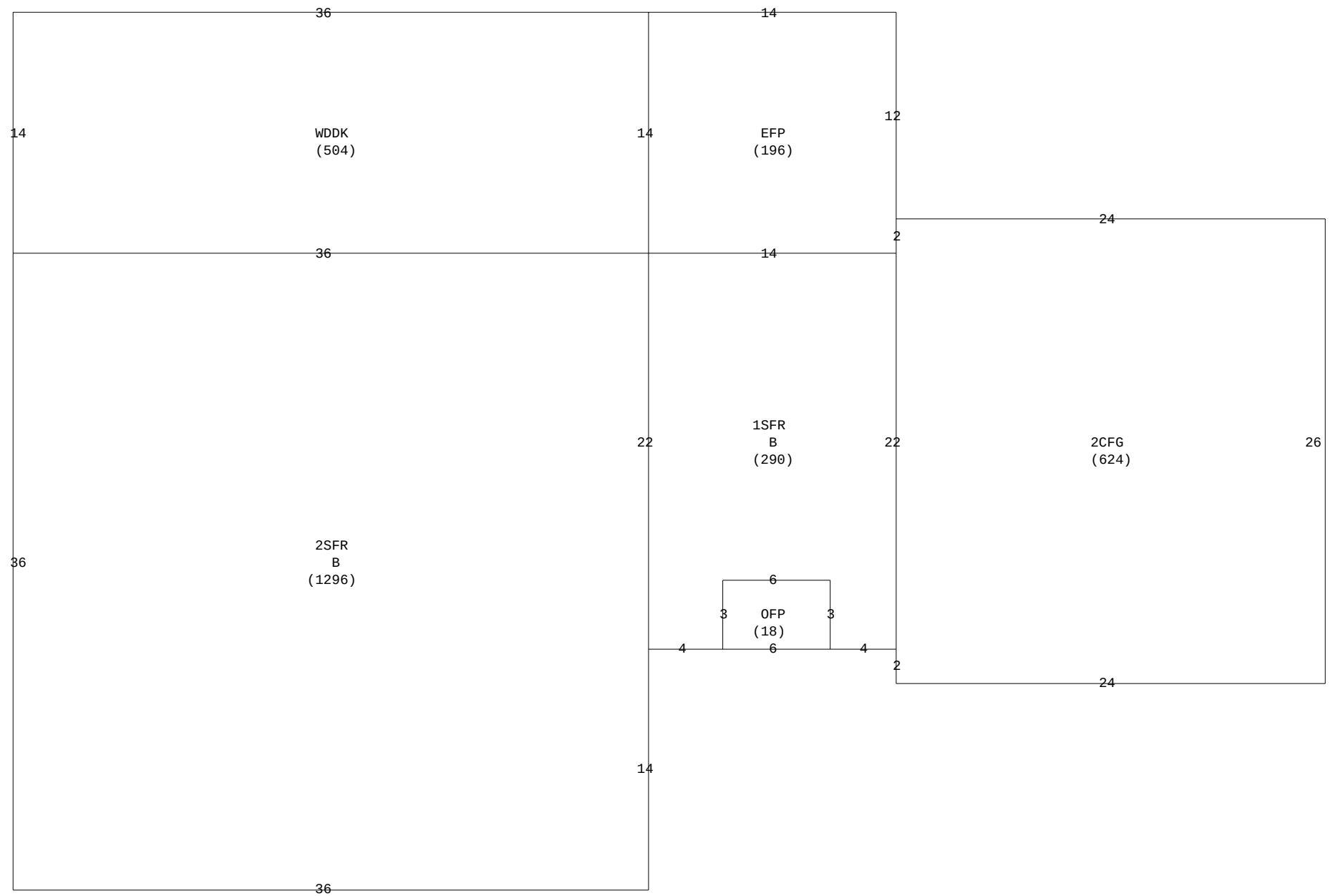
Dwelling	Frame	2 story w/bsmt	Area	322,100
Basement	Full with walk		1,296	
Heating	Yes	A/C Yes		9,230
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	WB Stks	RR		99,624
				28,029
Sub-Total				467,483
Grade	B+	Factor 1.3500		631,102
CDU		C&D Factor 1.00		631,102
Depreciation		35 %		410,216
		Computed cost value @ 70%		287,151

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	196	18,691
G Garages	FR Attached frame LE 65	624	27,060
P Porches, Patios, Decks	FOFF Frame open first flo	18	1,097
L Living Area	FRFF Frame first floor	290	33,199
L Living Area	AIR Air conditioning	290	882
L Living Area	BSMT Basement addition	290	5,344
P Porches, Patios, Decks	DECK Wood deck	504	13,351
Total additions			99,624

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	Rec Room Size 480
Air Condition	01	Central Air	Whirlpools	Living area 2,882
Interior Cond	05	Good	Saunas	# Living Units
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1977	



REC ROOM C- GRADE