

Property at 00028 WESTMONT

Prop ID 4550028

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Administrative Information

Owner name: GAFFNEY JOHN J AND IRENE R
 Second name:
 Address: 28 WESTMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4550028 Neigh.: Zone: R40 Vol: 181 Page: 940

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Dec-1986
Resident Land	.92	105,000				Sale price: 355,000
Resident Dwelling	1.00	326,570				Sale valid:
					Values	
Resident Excess	.38	2,000			Mkt value :	
					Cost value:	619,386
Summary			Utilities		Sales ratios	
Total assessments	433,570		Water	Connecticut	Cost/sale :	1.7447
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	433,570		Gas	None	Assmt/sale:	1.2213

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	.380	7,500	2,850		2,850	1,995
Residual	16,553						
1.300 acres				Total land value		152,850	106,995

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	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	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	2
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,461
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 1985	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk		1,350			332,650
Heating	Yes	A/C Yes				9,530
Plumbing	2 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas	12,500
Attic	None	Attic size:				
Additions						133,554
Other Features	WB Stks					6,750
Sub-Total						494,984
Grade	A-	Factor 1.4500				717,727
CDU		C&D Factor 1.00				717,727
Depreciation		35 %				466,523
					Computed cost value @ 70%	326,566

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	588	25,655
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	DECK Wood deck	288	7,629
L Living Area	FRFF Frame first floor	118	13,509
L Living Area	BSMT Basement addition	118	2,175
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
L Living Area	AIR Air conditioning	260	790
G Garages	FSF Full-story fin o/gar	501	33,559
L Living Area	AIR Air conditioning	501	1,523
G Garages	FR Attached frame LE 65	340	15,979
Total additions			133,554

