

Property at 00040 WESTMONT

Prop ID 4550040

Printed 07-Feb-2024 6:49 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHAMPEAU COREY
Second name:
Address: 40 WESTMONT
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4550040 Neigh.: Zone: R40 Vol: 731 Page: 597

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Aug-2019
Resident Land	.92	105,000				Sale price: 405,000
Resident Dwelling	1.00	280,200				Sale valid:
					Values	
Resident Excess	.91	4,780				Mkt value : Cost value: 557,114
Summary			Utilities		Sales ratios	
Total assessments		389,980	Water	Connecticut	Cost/sale :	1.3756
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		389,980	Gas	None	Assmt/sale:	.9629

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	.910	7,500	6,825			6,825	4,778
Residual		39,640						
1.830 acres				Total land value			156,825	109,778

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt			Area	
Basement	Full with walk				2,460	370,220
Heating	Yes	A/C	Yes			10,550
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None	Attic size:				
Additions						41,981
Other Features	WB Stks			RR		52,004
Sub-Total						488,755
Grade	B	Factor 1.2600				615,831
CDU		C&D Factor	1.00			615,831
Depreciation		35 %				400,290
					Computed cost value @ 70%	280,203

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	270	7,152
P Porches, Patios, Decks	DECK Wood deck	364	9,642
Total additions			41,981

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	02	Forced Hot Air	Family Rooms	
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	1
Grade	40	B	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	05	Living Area W/ A	W/B stacks	1
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1979	

Scale: 1" = 12.82 feet