

Property at 00043 WESTMONT

Prop ID 4550043

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Administrative Information

Owner name: DONLIN JOHN C & BRENDA S
Second name:
Address: 43 WESTMONT
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4550043 Neigh.: Zone: R40 Vol: 723 Page: 267

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 27-Sep-2018
Resident Land	.92	105,000	AEA	Veteran	3,500	Sale price: 425,000
Resident Dwelling	1.00	264,780	CEB	Add Vet	1,750	Sale valid:
			DAC	Veteran	10,000	Values
Resident Excess	.17	890				Mkt value : Cost value: 529,529

Summary

Total assessments	370,670	Water	Connecticut	Cost/sale :	1.2460
Total exemptions	15,250	Sewer	Public sewer	Mkt/sale :	
Net assessment	355,420	Gas	None	Assmt/sale:	.8722

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	.170	7,500	1,275			1,275	893
Residual	7,405							
1.090 acres		Total land value		151,275	105,893			

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 1.5
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
Attic	99	None	Dormer linear f 40
Grade	43	B+	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf 160
Area Over Gar.	01	Fully Finished	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 4
Air Condition	01	Central Air	Rec Room Size 845
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Living area 2,296
			# Living Units
			M/F stacks
			W/B stacks 3
			W/B openings 3
			Saunas
			Actual Year Built: 1985

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	269,960
Basement	Full		1,232	
Heating	Yes	A/C Yes		7,740
Plumbing	3 F/B	H/B 4 Add'l fix. 1 Wh/p	Saunas	14,500
Attic	None	Attic size:		
Additions				94,725
Other Features	Mason Trim WB Stks	RR		44,137
Sub-Total				431,062
Grade	B+	Factor 1.3500		581,934
CDU		C&D Factor 1.00		581,934
Depreciation		35 %		378,257
		Computed cost value @ 70%		264,780

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	BSMT Basement addition	448	8,256
P Porches, Patios, Decks	DECK Wood deck	448	11,868
G Garages	FR Attached frame LE 65	528	23,314
Total additions			94,725

