

Property at 00046 WESTMONT

Prop ID 4550046

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

Administrative Information

Owner name: LISHER JON M AND
 Second name: AMENABAR KIMBERLY D
 Address: 46 WESTMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4550046 Neigh.: Zone: R40 Vol: 558 Page: 1133

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 04-May-2007
Resident Land	.92	105,000				Sale price: 461,000
Resident Dwelling	1.00	276,220				Sale valid: Y
					Values	
Resident Excess	1.09	5,720			Mkt value :	
					Cost value:	552,771
Summary			Utilities		Sales ratios	
Total assessments	386,940		Water	Connecticut	Cost/sale :	1.1991
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	386,940		Gas	None	Assmt/sale:	.8393

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	1.090	7,500	8,175			8,175	5,723
Residual		47,480						
2.010 acres				Total land value			158,175	110,723

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
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	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	38
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	05	Living Area W/ A	Addtn'l fixtures	Rec Room Size 800
Air Condition	01	Central Air	Whirlpools	Living area 2,586
Interior Cond	05	Good	Saunas	# Living Units 1
Exterior Cond	05	Good	M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 1979	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full with walk				1,148	255,660
Heating	Yes	A/C	Yes			7,340
Plumbing	3 F/B	1 H/B	Add'l fix.	Wh/p	Saunas	13,500
Attic	None	Attic size:				
Additions						137,077
Other Features	WB Stks		RR			36,117
Sub-Total						449,694
Grade	B+	Factor 1.3500				607,087
CDU		C&D Factor	1.00			607,087
Depreciation		35 %				394,607
					Computed cost value @ 70%	276,225

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	528	23,314
P Porches, Patios, Decks	DECK Wood deck	504	13,351
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	BSMT Basement addition	432	7,961
L Living Area	FRUF Frame upper full	432	36,171
P Porches, Patios, Decks	FOFF Frame open first flo	112	6,824
Total additions			137,077

