

Property at 00054 WESTMONT

Prop ID 4550054

Printed 07-Feb-2024 6:50 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MANDO JEFFREY L
 Second name:
 Address: 54 WESTMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4550054 Neigh.: Zone: R40 Vol: 672 Page: 909

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 19-Jan-1994	
Resident Land	.92 105,000	AAA Veteran	1,000	Sale price: 330,000	
Resident Dwelling	1.00 336,340	CAB Add Vet	500	Sale valid:	
		DAC Veteran	10,000	Values	
Resident Excess	1.50 7,880			Mkt value :	
				Cost value: 641,743	
Summary		Utilities		Sales ratios	
Total assessments	449,220	Water	Connecticut	Cost/sale :	1.9447
Total exemptions	11,500	Sewer	Public sewer	Mkt/sale :	
Net assessment	437,720	Gas	None	Assmt/sale:	1.3613

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	1.500	7,500	11,250		11,250	7,875
Residual		65,340					
2.420 acres		Total land value		161,250		112,875	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	2
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	04	Living Area w/o	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,150
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,112
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
		Actual Year Built: 1980		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	984	261,170
Basement	Full				
Heating	Yes	A/C Yes			7,510
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	21,000
Attic	None		Attic size:		
Additions					255,675
Other Features		WB Stks	RR		41,324
Sub-Total					586,679
Grade	B	Factor 1.2600			739,216
CDU		C&D Factor 1.00			739,216
Depreciation		35 %			480,490
		Computed cost value @ 70%			336,343

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	724	82,884
L Living Area	BSMT Basement addition	724	13,342
P Porches, Patios, Decks	DECK Wood deck	462	12,238
P Porches, Patios, Decks	DECK Wood deck	270	7,152
P Porches, Patios, Decks	DECK Wood deck	270	7,152
P Porches, Patios, Decks	FEFF Frame enclosed first	244	23,268
P Porches, Patios, Decks	FEFF Frame enclosed first	244	23,268
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	BSMT Basement addition	240	4,423
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	BSMT Basement addition	180	3,317
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions 255,675

Scale: 1" = 9.80 feet