

Property at 00055 WESTMONT

Prop ID 4550055

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Administrative Information

Owner name: MAGUIRE JEFFREY G AND
 Second name: HEATHER A
 Address: 99 NORTHINGTON DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4550055 Neigh.: Zone: R40 Vol: 347 Page: 370

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Apr-1998
Resident Land	.92	78,750				Sale price: 265,000
Resident Dwelling	1.00	167,640				Sale valid: Y
					Values	
Resident Excess	.91	4,780				Mkt value :
						Cost value: 358,814
Summary			Utilities		Sales ratios	
Total assessments		251,170	Water	Connecticut	Cost/sale :	1.3540
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		251,170	Gas	None	Assmt/sale:	.9478

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000		.25	112,500	78,750
Primary Site		40,075						
RES	12	.910	7,500	6,825			6,825	4,778
Residual		39,640						
1.830 acres				Total land value			119,325	83,528

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,043	272,690
Basement	Full				
Heating	Yes	A/C Yes			7,840
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	1 Saunas	11,500
Attic	None	Attic size:			
Additions					104,395
Other Features		WB Stks			6,750
Sub-Total					403,175
Grade	C+	Factor 1.0800			435,429
CDU		C&D Factor 1.00			435,429
Depreciation		45 %			239,486
		Computed cost value @ 70%			167,640

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	484	55,409
G Garages	FR Attached frame LE 65	546	24,016
L Living Area	FRUF Frame upper full	120	10,048
P Porches, Patios, Decks	FOFF Frame open first flo	34	2,071
L Living Area	FRUF Frame upper full	34	2,847
P Porches, Patios, Decks	DECK Wood deck	360	9,536
L Living Area	AIR Air conditioning	120	365
L Living Area	AIR Air conditioning	34	103

Total additions 104,395

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
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	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	22	Attached 2 car	Whirlpools	2,724
Area Over Gar.	03	Partial	Saunas	1
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1978	

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Prop ID 4550055 Card 01

No sketch for this property