

Property at 00060 WESTMONT

Prop ID 4550060

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Administrative Information

Owner name: CHANG MICHELLE M
 Second name:
 Address: 60 WESTMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4550060 Neigh.: Zone: R40 Vol: 651 Page: 132

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Mar-2005
Resident Land	.92	105,000				Sale price: 550,000
Resident Dwelling	1.00	291,020				Sale valid:
					Values	
Resident Excess	1.75	9,190				Mkt value :
						Cost value: 578,871
Summary			Utilities		Sales ratios	
Total assessments		405,210	Water	Connecticut	Cost/sale :	1.0525
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		405,210	Gas	None	Assmt/sale:	.7367

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	1.750	7,500	13,125			13,125	9,188
Residual		76,230						
2.670 acres				Total land value			163,125	114,188

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	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	46
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	43	B+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1977	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,414	300,950
Basement	Full with walk				
Heating	Yes	A/C Yes			8,620
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					139,706
Other Features		WB Stks			16,000
Sub-Total					473,776
Grade	B+	Factor 1.3500			639,598
CDU		C&D Factor 1.00			639,598
Depreciation		35 %			415,739
Computed cost value @ 70%					291,017

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	416	47,624
L Living Area	FATT Full finished attic	416	15,025
L Living Area	BSMT Basement addition	416	7,666
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	BSMT Basement addition	156	2,875
L Living Area	FRFF Frame first floor	156	17,859
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	FOFF Frame open first flo	168	10,236
P Porches, Patios, Decks	DECK Wood deck	380	10,066
Total additions			139,706

