

Property at 00061 WESTMONT

Prop ID 4550061

Printed 20-Aug-2026 11:09 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FLAHERTY MARY
 Second name:
 Address: 61 WESTMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4550061 Neigh.: Zone: R40 Vol: 817 Page: 496

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 11-Aug-2026
Resident Land	.92	105,000				Sale price: 1,150,000
Resident Dwelling	1.00	395,250				Sale valid:
Resident Outbldg	1.00	19,810				Values
Resident Excess	1.05	5,510				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	525,570		Water	Connecticut	Cost/sale :	.6529
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	525,570		Gas	None	Assmt/sale:	.4570

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	1.050	7,500	7,875		7,875	5,513
Residual		45,738					
1.970 acres		Total land value		157,875		110,513	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Living area	4,108
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1994	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,714	403,730
Basement	Full				
Heating	Yes	A/C Yes			11,530
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	26,500
Attic	None		Attic size:		
Additions					120,511
Other Features	WB Stks	RR			36,817
Sub-Total					599,088
Grade	A-	Factor 1.4500			868,678
CDU		C&D Factor 1.00			868,678
Depreciation		35 %			564,641
Computed cost value @ 70%					395,249

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	BSMT Basement addition	36	663
L Living Area	FRFF Frame first floor	36	4,121
L Living Area	AIR Air conditioning	36	109
G Garages	FRL Attached frame GT 65	804	36,021
G Garages	FSF Full-story fin o/gar	480	32,152
L Living Area	AIR Air conditioning	480	1,459
L Living Area	BSMT Basement addition	164	3,022
L Living Area	FRFF Frame first floor	164	18,775
L Living Area	AIR Air conditioning	164	499
P Porches, Patios, Decks	BPAT Brick/flagstone pati	932	21,253

Total additions 120,511

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
Value at 70%		19,810	Value at 100%		28,300				

