

Property at 00009 WESTRIDGE DRIVE

Prop ID 4560009

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Administrative Information

Owner name: HAN BYUNG SUK AND
 Second name: JEON JEONG AH
 Address: 9 WESTRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4560009 Neigh.: Zone: R40 Vol: 528 Page: 607

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Aug-2005
Resident Land	.69	94,500				Sale price: 352,500
Resident Dwelling	1.00	161,720				Sale valid: Y
					Values	
Resident Excess	.23	1,210			Mkt value :	
					Cost value:	367,757
Summary			Utilities		Sales ratios	
Total assessments		257,430	Water	None	Cost/sale :	1.0433
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		257,430	Gas	None	Assmt/sale:	.7303

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	.230	7,500	1,725			1,725	1,208
Residual		10,019						
				.920 acres	Total land value		136,725	95,708

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	1
Garage	13	Basement 3 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	05	Living Area W/ A	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,460	238,630
Basement	Full				
Heating	Yes	A/C Yes			6,840
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas	9,000
Attic	None	Attic size:			
Additions					43,656
Other Features	WB Stks		Bsmt Gar		30,983
Sub-Total					329,109
Grade	C+	Factor 1.0800			355,438
CDU		C&D Factor 1.00			355,438
Depreciation		35 %			231,035
Computed cost value @ 70%					161,725

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	FRFF Frame first floor	100	11,448
P Porches, Patios, Decks	DECK Wood deck	319	8,450
G Garages	FR Attached frame LE 65	192	10,204
P Porches, Patios, Decks	FEUF Frame enclosed upper	192	10,990
Total additions			43,656

