

Property at 00011 WESTRIDGE DRIVE

Prop ID 4560011

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Administrative Information

Owner name: MONGARE JAPHETH AND
 Second name: OGAMBA NAITU
 Address: 11 WESTRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 4560011 Neigh.: Zone: R40 Vol: 763 Page: 174

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Oct-2017
Resident Land	.69	94,500				Sale price: 353,000
Resident Dwelling	1.00	189,650				Sale valid:
Resident Outbldg	2.00	3,220				Values
Resident Excess	.24	1,260				Mkt value :
						Cost value: 412,329
Summary			Utilities		Sales ratios	
Total assessments		288,630	Water	None	Cost/sale :	1.1681
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		288,630	Gas	None	Assmt/sale:	.8176

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	.240	7,500	1,800			1,800	1,260
Residual		10,454						
		.930 acres	Total land value				136,800	95,760

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	3
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1974	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,240	271,320
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None			Attic size:	9,000
Additions					65,540
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar	40,073
Sub-Total					385,933
Grade	C+		Factor 1.0800		416,808
CDU			C&D Factor 1.00		416,808
Depreciation			35 %		270,925
			Computed cost value @ 70%		189,648

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	BSMT Basement addition	432	7,961
P Porches, Patios, Decks	DECK Wood deck	232	6,146
P Porches, Patios, Decks	CPAT Concrete patio	232	1,977

Total additions 65,540

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00		C	7,200	50	3,600
Utility Shed									
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
Value at 70%		3,220					Value at 100%		4,600

