

Property at 00015 WESTRIDGE DRIVE

Prop ID 4560015

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Administrative Information

Owner name: HUSSAIN DANIAL
 Second name:
 Address: 15 WESTRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map: 16 017
 Lot: 4560015 Neigh.: Zone: R40 Vol: 704 Page: 1242

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.69	94,500			Sale date: 15-Dec-2016
Resident Dwelling	1.00	238,130			Sale price: 350,000
Resident Outbldg	6.00	42,420			Sale valid:

Resident Excess	1.46	7,660	Values
			Mkt value :
			Cost value: 546,729

Summary

Total assessments	382,710	Utilities	Sales ratios
Total exemptions		Water None	Cost/sale : 1.5621
Net assessment	382,710	Sewer Septic	Mkt/sale :
		Gas None	Assmt/sale: 1.0935

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	1.459	7,500	10,943		10,943	7,660
Residual		63,554					

2.149 acres Total land value 145,943 102,160

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	01	Plaster	Garage cars 1
Floors	01	Hardwood	Bedrooms 4
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	01	Oil	Dormer linear f
Attic	99	None	Full Baths 4
Grade	33	C+	Masonry trim sf
Garage	11	Basement 1 car	Half Baths
Area Over Gar.	01	Fully Finished	Finish bsmt sz 694
Basement	01	Full	Addn'l fixtures 2
Bsmt Fin Qual	09	RR w/air,Fin w/a	Rec Room Size 397
Air Condition	01	Central Air	Living area 3,154
Interior Cond	05	Good	Whirlpools
Exterior Cond	05	Good	# Living Units 1
			Actual Year Built: 1958

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	282,320
Basement	Full		1,792	
Heating	Yes	A/C Yes		8,070
Plumbing	4 F/B	H/B 2 Add'l fix.	Wh/p	16,000
Attic	None	Attic size:	Saunas	
Additions				136,710
Other Features	WB Stks	RR	Bsmt Gar	41,492

Sub-Total		484,592
Grade C+	Factor 1.0800	523,359
CDU	C&D Factor 1.00	523,359
Depreciation	35 %	340,183
	Computed cost value @ 70%	238,128

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	351	16,408
G Garages	FR Attached frame LE 65	294	14,184
L Living Area	FRFF Frame first floor	643	73,611
L Living Area	OVER Frame Overhang	76	6,960
P Porches, Patios, Decks	DECK Wood deck	410	10,861
P Porches, Patios, Decks	FEFF Frame enclosed first	154	14,686

Total additions 136,710

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	30	600	30.00	1988	C	18,000	50	9,000
Utility Shed									
RS1 Frame	18	24	432	30.00		C	12,960	50	6,500
Utility Shed									
RS1 Frame	10	12	120	30.00	1992	C	3,600	50	1,800
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	74.05		C	47,984	50	24,000
Value at 70%			28,910				Value at 100%		41,300

