

Property at 00024 WESTRIDGE DRIVE

3-2

Prop ID 4560024

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Administrative Information

Owner name: KNAUS CATHERINE
 Second name:
 Address: 24 WESTRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4560024 Neigh.: Zone: R40 Vol: 557 Page: 568

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Apr-2007
Resident Land	.69	94,500				Sale price: 292,000
Resident Dwelling	1.00	151,870				Sale valid:
					Values	
Resident Excess	.07	370				Mkt value :
					Cost value: 352,486	
Summary			Utilities		Sales ratios	
Total assessments		246,740	Water	None		Cost/sale : 1.2071
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		246,740	Gas	None		Assmt/sale: .8450

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	.070	7,500	525			525	368
Residual		3,049						
				.760 acres	Total land value		135,525	94,868

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	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	2
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	12	Basement 2 car	Masonry trim sf	256
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	500
Bsmt Fin Qual	06	RR w/o air,L w/o	Rec Room Size	300
Air Condition	99	None	Living area	1,508
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	# Living Units	
			Actual Year Built: 1958	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,440	236,000
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					25,533
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar	39,013
Sub-Total					309,046
Grade	C+	Factor 1.0800			333,770
CDU		C&D Factor 1.00			333,770
Depreciation		35 %			216,951
Computed cost value @ 70%					151,866

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	68	6,228
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
Total additions			25,533

