

Property at 00038 WESTRIDGE DRIVE

Prop ID 4560038

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Administrative Information

Owner name: STANIO CHRISTOPHER AND
 Second name: RUBEGA WHITNEY
 Address: 38 WESTRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4560038 Neigh.: Zone: R40 Vol: 789 Page: 496

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	167,980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Nov-2023
 Sale price: 380,000
 Sale valid:

Values

Resident Excess		Amount	Mkt value	Cost value
.62	3,260			379,629

Summary

Total assessments	265,740
Total exemptions	
Net assessment	265,740

Utilities

Water	None
Sewer	Septic
Gas	None

Sales ratios

Cost/sale	.9990
Mkt/sale	
Assmt/sale	.6993

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	.620	7,500	4,650			4,650	3,255
Residual 27,007								
1.310 acres Total land value 139,650 97,755								

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	218,990
Basement	Full		768	
Heating	Yes	A/C Yes		6,320
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:		
Additions				74,985
Other Features	WB Stks			6,750

Sub-Total	315,545
Grade B-	Factor 1.1700
CDU	C&D Factor 1.00
Depreciation	35 %
Computed cost value @ 70% 167,980	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	525	13,907
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
L Living Area	AIR Air conditioning	264	803

Total additions 74,985

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	37	B-	Whirlpools Living area 1,832
Garage	22	Attached 2 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1967

