

Property at 00041 WESTRIDGE DRIVE

Prop ID 4560041

Printed 07-Feb-2024 6:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KHOROSH NELLY
Second name:
Address: 41 WESTRIDGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4560041 Neigh.: Zone: R40 Vol: 379 Page: 488

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	173,820
Resident Outbldg	2.00	29,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Dec-1995
Sale price: 125,000
Sale valid:

Values

Mkt value :
Cost value: 426,071

Summary

Total assessments	298,250
Total exemptions	
Net assessment	298,250

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.4086
Mkt/sale :
Assmt/sale: 2.3860

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	.140	7,500	1,050			1,050	735
Residual		6,098						

.830 acres

Total land value

136,050

95,235

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	33	C+		
Garage	12	Basement 2 car		
Area Over Gar.	01	Fully Finished		
Basement	04	Full with walk-o		
Bsmt Fin Qual	05	Living Area W/ A		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Total Rooms	7	Garage cars	2
Bedrooms	3	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths		Finish bsmt sz	552
Addtn'l fixtures		Rec Room Size	
Whirlpools		Living area	1,796
Saunas		# Living Units	
M/F stacks			
W/B stacks	1		
W/B openings	1		

Actual Year Built: 1967

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,458	238,360
Basement	Full with walk			
Heating	Yes	A/C Yes		6,830
Plumbing	3 F/B	H/B Add'l fix.	Wh/p Saunas	10,000
Attic	None	Attic size:		
Additions				69,842
Other Features	WB Stks	Bsmt Gar		28,686
Sub-Total				353,718
Grade	C+	Factor 1.0800		382,015
CDU		C&D Factor 1.00		382,015
Depreciation		35 %		248,310
Computed cost value @ 70%				173,817

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	48	4,396
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
L Living Area	FRFF Frame first floor	130	14,883
L Living Area	AIR Air conditioning	130	395
P Porches, Patios, Decks	FEFF Frame enclosed first	160	15,258
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	AIR Air conditioning	160	486
P Porches, Patios, Decks	UTIL Utility building	52	1,485

Total additions 69,842

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	25	24	600	55.95		C	33,570	50	16,800
Block Detach Garage									
RP1 Pool w/ Plastic Linr	16	42	672	74.05		C	49,762	50	24,900
Value at 70%		29,190		Value at 100%		41,700			

