

Property at 00042 WESTRIDGE DRIVE

Prop ID 4560042

Printed 07-Feb-2024 6:53 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MUKHERJEE AVISHAKE &
 Second name: PATRA ARUNITA
 Address: 42 WESTRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4560042 Neigh.: Zone: R40 Vol: 773 Page: 566

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	136,190
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Aug-2016
 Sale price: 290,000
 Sale valid:

Values

Mkt value :
 Cost value: 332,786

Summary

Total assessments	232,950
Total exemptions	
Net assessment	232,950

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1475
 Mkt/sale :
 Assmt/sale: .8033

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	.190	7,500	1,425			1,425	998
Residual		8,276						

.880 acres Total land value 136,425 95,498

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
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	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	06	RR w/o air,L w/o	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1965	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	223,360
Basement	Full with walk		1,344	
Heating	Yes	A/C No		
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				8,500
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar
				13,043
				32,251

Sub-Total		277,154
Grade	C+	Factor 1.0800
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		136,193

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	52	4,762
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	BPAT Brick/flagstone pati	168	3,831

Total additions 13,043

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

