

Property at 00046 WESTRIDGE DRIVE

Prop ID 4560046

Printed 18-Jun-2026 12:00 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: STEFAK IVAN & LIUBOV
 Second name:
 Address: 46 WESTRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 4560046 Neigh.: Zone: R40 Vol: 805 Page: 559

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jul-2025
Resident Land	.69	94,500				Sale price: 460,000
Resident Dwelling	1.00	136,270				Sale valid:
					Values	
Resident Excess	.14	740				Mkt value :
					Cost value: 330,729	
Summary			Utilities		Sales ratios	
Total assessments		231,510	Water	None		Cost/sale : .7190
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		231,510	Gas	None		Assmt/sale: .5033

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						
						Values		
						Cost value: 330,729		
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