

Property at 00050 WESTRIDGE DRIVE

Prop ID 4560050

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

Administrative Information

Owner name: BREDICE ALLAN E
Second name:
Address: 50 WESTRIDGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
Lot: 4560050 Neigh.: Zone: R40 Vol: 381 Page: 137

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	832	231,480
Basement	Full				
Heating	Yes	A/C Yes			6,680
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					127,101
Other Features		WB Stks			6,750
Sub-Total					375,511
Grade	B-	Factor 1.1700			439,348
CDU		C&D Factor 1.00			439,348
Depreciation		35 %			285,576
Computed cost value @ 70%					199,903

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Jan-2000
Resident Land	.69	94,500				Sale price: 224,000
Resident Dwelling	1.00	199,900				Sale valid:
Resident Outbldg	1.00	1,470				Values
Resident Excess	.02	110				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	295,980		Water	None	Cost/sale :	1.8876
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	295,980		Gas	None	Assmt/sale:	1.3213

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	.020	7,500	150			150	105
Residual	871							
.710 acres			Total land value				135,150	94,605

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
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: 1940	

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	FEFF Frame enclosed first	127	12,111
P Porches, Patios, Decks	BPAT Brick/flagstone pati	135	3,079
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
P Porches, Patios, Decks	FEFF Frame enclosed first	200	19,072
L Living Area	BSMT Basement addition	200	3,686
L Living Area	FRFF Frame first floor	510	58,385
L Living Area	AIR Air conditioning	510	1,550
P Porches, Patios, Decks	DECK Wood deck	122	3,232
P Porches, Patios, Decks	DECK Wood deck	150	3,974
Total additions			127,101

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2009	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470	Value at 100%			2,100		

