

Property at 00051 WESTRIDGE DRIVE

Prop ID 4560051

Printed 22-Aug-2025 8:32 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RUSSO VINCENZO
Second name:
Address: 51 WESTRIDGE DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
Lot: 4560051 Neigh.: Zone: R40 Vol: 806 Page: 324

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	131,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Aug-2025
Sale price: 403,000
Sale valid:

Values

Resident Excess	.04	210
Mkt value :		
Cost value:		322,900

Summary

Total assessments	226,030
Total exemptions	
Net assessment	226,030

Utilities

Water	None
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .8012
Mkt/sale :
Assmt/sale: .5609

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	.040	7,500	300			300	210
Residual		1,742						

.730 acres

Total land value

135,300

94,710

Building Valuation Summary

					Area	
Dwelling	Frame	1 story w/bsmt			1,149	197,700
Basement	Full					
Heating	Yes	A/C	Yes			5,680
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas	5,000
Attic	None		Attic size:			
Additions						23,498
Other Features	Mason Trim	WB Stks	RR	Bsmt Gar		35,368

Sub-Total						267,246
Grade	C+		Factor 1.0800			288,626
CDU			C&D Factor 1.00			288,626
Depreciation			35 %			187,607
			Computed cost value @ 70%			131,325

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	169	16,116
P Porches, Patios, Decks	UTIL Utility building	169	4,827
L Living Area	OVER Frame Overhang	27	2,473
L Living Area	AIR Air conditioning	27	82

Total additions 23,498

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 Garage cars 2
Interior Walls	02	Drywall	Bedrooms 3 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf 432
Fuel	01	Oil	Half Baths Finish bsmt sz 475
Attic	99	None	Addtn'l fixtures Rec Room Size 144
Grade	33	C+	Whirlpools Living area 1,176
Garage	12	Basement 2 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	06	RR w/o air,L w/o	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1965

