

Property at 00054 WESTRIDGE DRIVE

Prop ID 4560054

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Administrative Information

Owner name: DIBBLE TINA M & BRADFORD T
 Second name:
 Address: 54 WESTRIDGE DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 001 Clerk map:
 Lot: 4560054 Neigh.: Zone: R40 Vol: 539 Page: 1264

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Dec-1995
Resident Land	.69	94,500				Sale price: 173,000
Resident Dwelling	1.00	195,280				Sale valid: Y
Resident Outbldg	1.00	1,680				Values
Resident Excess	.22	1,160				Mkt value : Cost value: 418,029
Summary			Utilities		Sales ratios	
Total assessments	292,620		Water	Well	Cost/sale :	2.4164
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	292,620		Gas	None	Assmt/sale:	1.6914

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	.220	7,500	1,650			1,650	1,155
Residual		9,583						
		.910 acres		Total land value			136,650	95,655

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	07	Split Level		
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	01	Plaster	Bedrooms	4
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	2
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	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,440	236,000
Basement	Full with walk			
Heating	Yes	A/C Yes		6,760
Plumbing	2 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 9,500
Attic	None	Attic size:		
Additions				100,001
Other Features	Mason Trim WB Stks	RR	Bsmt Gar	45,135
Sub-Total				397,396
Grade	C+	Factor 1.0800		429,188
CDU		C&D Factor 1.00		429,188
Depreciation		35 %		278,972
		Computed cost value @ 70%		195,280

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021
L Living Area	OVER Frame Overhang	68	6,228
L Living Area	AIR Air conditioning	68	207
P Porches, Patios, Decks	DECK Wood deck	100	2,649
P Porches, Patios, Decks	CPAT Concrete patio	174	1,483
L Living Area	FRFF Frame first floor	156	17,859
L Living Area	BSMT Basement addition	156	2,875
L Living Area	AIR Air conditioning	156	474
L Living Area	FRFF Frame first floor	48	5,495
L Living Area	BSMT Basement addition	48	885
L Living Area	AIR Air conditioning	48	146
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
L Living Area	AIR Air conditioning	336	1,021

Total additions 100,001

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2005	C	4,800	50	2,400
Utility Shed									
Value at 70%			1,680				Value at 100%		2,400

