

Property at 00004 WESTBURY

Prop ID 4860004

Printed 07-Feb-2024 8:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MOORE CALVIN W JR AND
 Second name: BEVERLY A
 Address: 4 WESTBURY
 City/state: AVON CT Zip: 06001 3173

Location Information

Map: 016 Clerk map: 13 035
 Lot: 4860004 Neigh.: Zone: R30 Vol: 682 Page: 479

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	369,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Feb-2015
 Sale price: 168,000
 Sale valid:

Values

Mkt value :
 Cost value: 703,086

Summary

Total assessments	492,160	
Total exemptions		
Net assessment	492,160	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 4.1850
 Mkt/sale :
 Assmt/sale: 2.9295

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	175,000	175,000			175,000	122,500
Primary Site		30,056						
RES	12	.040	7,500	300			300	210
Residual		1,742						

.730 acres

Total land value

175,300

122,710

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	12	Natural Gas	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	2
Garage	22	Attached 2 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	2,316
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2015				

Building Valuation Summary

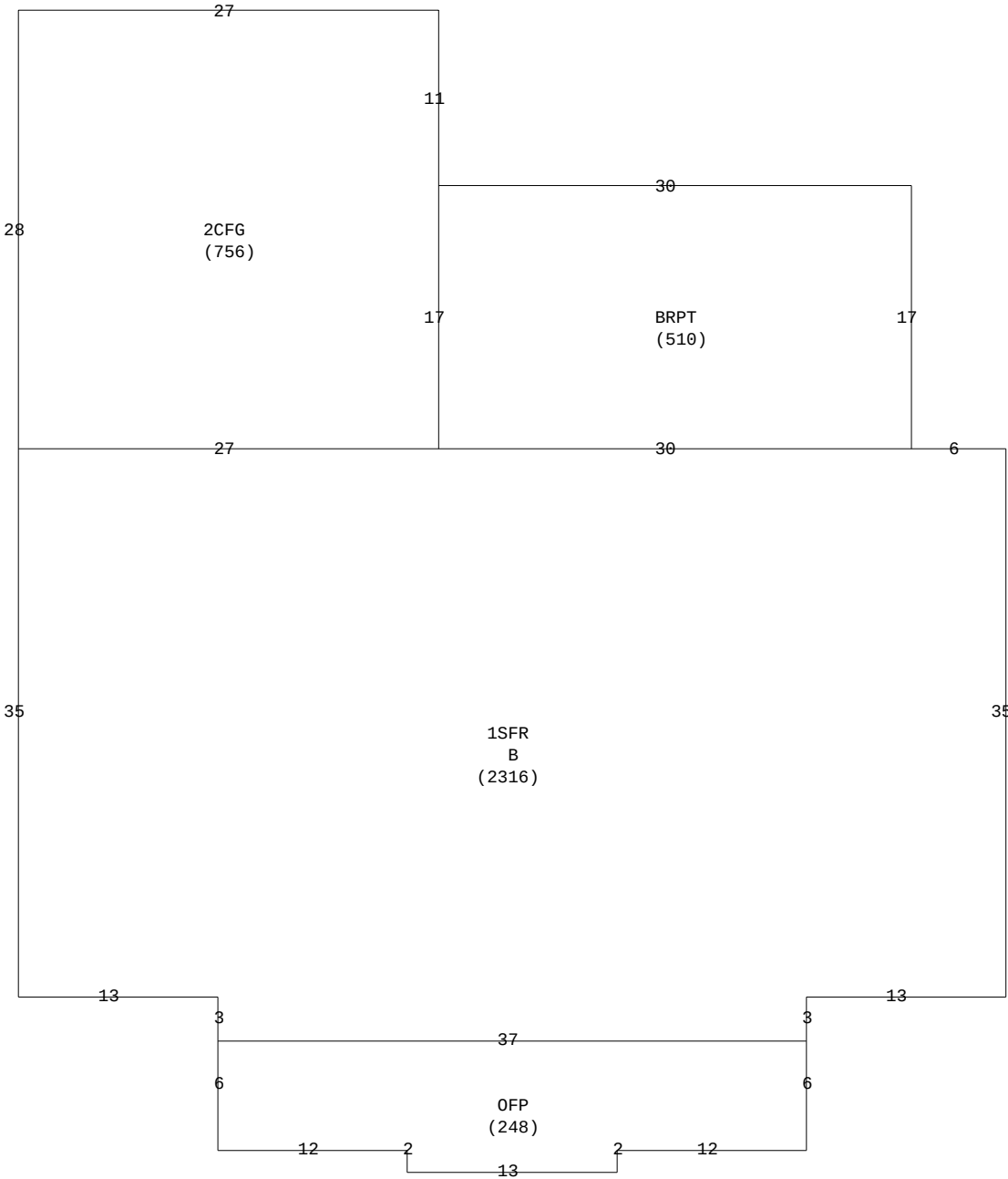
		Area	
Dwelling	Frame	1 story w/bsmt	2,316
Basement	Full		351,270
Heating	Yes	A/C Yes	10,010
Plumbing	2 F/B	1 H/B 2 Add'l fix.	9,500
Attic	None	Wh/p	
Additions		Attic size:	60,610
Other Features		M Stks	3,000

Sub-Total		434,390
Grade	B+	
CDU	Factor 1.3500	586,427
Depreciation	C&D Factor 1.00	586,427
	10 %	527,784
	Computed cost value @ 70%	369,449

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	756	33,870
P Porches, Patios, Decks	FOFF Frame open first flo	248	15,110
P Porches, Patios, Decks	BPAT Brick/flagstone pati	510	11,630

Total additions 60,610



THIS PARCEL CAME OUT OF 237 HUCKLEBERRY HILL RD T/C MAP 13/35 11-25-13