

Property at 00009 WESTBURY

Prop ID 4860009

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Administrative Information

Owner name: LUPIS FRANCESCO & BARBARA E
 Second name:
 Address: 9 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map:
 Lot: 4860009 Neigh.: Zone: R30 Vol: 664 Page: 1171

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jul-2013
Resident Land	.69	122,500				Sale price: 649,900
Resident Dwelling	1.00	413,600				Sale valid:
Resident Outbldg	2.00	13,370				Values
Resident Excess	.38	1,980				Mkt value :
						Cost value: 787,786
Summary			Utilities		Sales ratios	
Total assessments	551,450		Water	Connecticut	Cost/sale :	1.2122
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	551,450		Gas	CNG	Assmt/sale:	.8485

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	.378	7,500	2,835			2,835	1,985
Residual	16,466							
1.068 acres		Total land value		177,835	124,485			

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	500
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,708
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2003	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	371,310
Basement	Full with walk		1,548	
Heating	Yes	A/C Yes		10,620
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:	Saunas	
Additions				124,610
Other Features	WB Stks	RR		19,281
Sub-Total				543,321
Grade	A-	Factor 1.4500		787,815
CDU		C&D Factor 1.00		787,815
Depreciation		25 %		590,861
		Computed cost value @ 70%		413,603

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	891	39,919
G Garages	FSF Full-story fin o/gar	594	39,788
L Living Area	AIR Air conditioning	594	1,806
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,700	38,767
Total additions			124,610

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	15	30	450	74.05	2015	C	33,323	50	16,700
RS1 Frame Utility Shed	10	16	160	30.00	2015	C	4,800	50	2,400
Value at 70%	13,370		Value at 100%		19,100				

