

Property at 00017 WESTBURY

Prop ID 4860017

Printed 07-Feb-2024 8:32 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HOEFER JASON AND
 Second name: HOEFER ALISON AREVALO
 Address: 17 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4860017 Neigh.: Zone: R30 Vol: 690 Page: 1044

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Oct-2015
Resident Land	.69	122,500			Sale price: 465,000
Resident Dwelling	1.00	267,930			Sale valid:
Resident Outbldg	1.00	840			

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Oct-2015
Resident Excess	.90	4,700			Mkt value : Cost value: 565,671

Summary

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Oct-2015
Total assessments		395,970	Water	Connecticut	Cost/sale : 1.2165
Total exemptions			Sewer	Public sewer	Mkt/sale :
Net assessment		395,970	Gas	None	Assmt/sale: .8515

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	.895	7,500	6,713		6,713	4,699
Residual		38,986					

1.585 acres

Total land value

181,713

127,199

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	43	B+	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	04	Full with walk-o	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1997

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	323,770
Basement	Full with walk		1,548	
Heating	Yes	A/C Yes		9,260
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				31,058
Other Features	WB Stks	RR		23,941

Sub-Total	405,029
Grade B+	Factor 1.3500
CDU	C&D Factor 1.00
Depreciation	30 %
	Computed cost value @ 70%
	267,926

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
G Garages	FR Attached frame LE 65	440	19,880
P Porches, Patios, Decks	DECK Wood deck	215	5,695

Total additions 31,058

Outbuilding Information

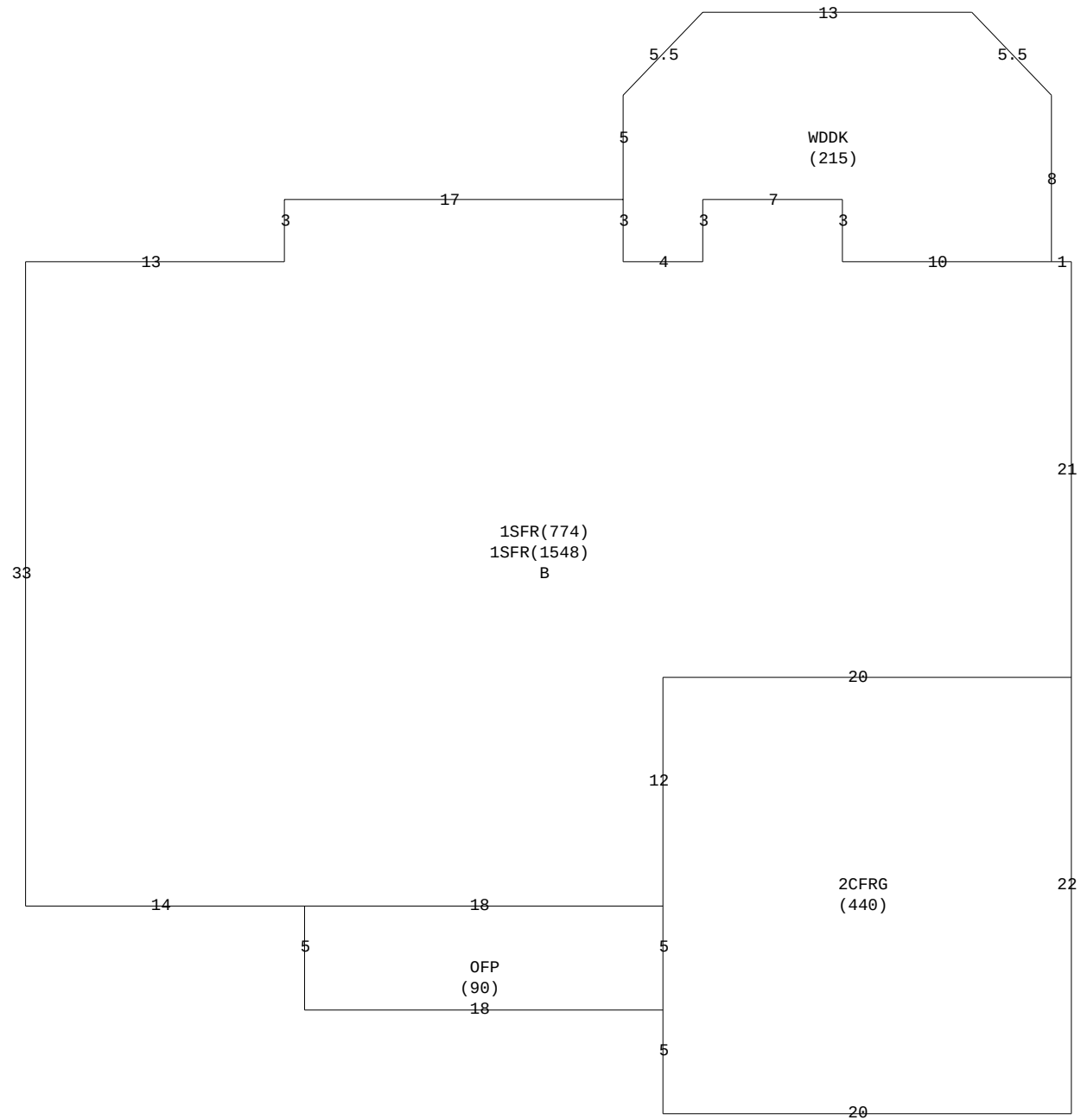
Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00	2008	C	2,400	50	1,200
Utility Shed									

Value at 70%

840

Value at 100%

1,200



NAME CHANGE-MARY HENDERSON BARTHEL TO MARY HENDERSON 670/207 12-31-13