

Property at 00018 WESTBURY

Prop ID 4860018

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

Administrative Information

Owner name: FINUCANE ERIC & SHARON
 Second name:
 Address: 18 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 13 035
 Lot: 4860018 Neigh.: Zone: R30 Vol: 682 Page: 1236

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	362,770
Resident Outbldg	2.00	21,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Feb-2015
 Sale price: 190,000
 Sale valid:

Values

Mkt value :
 Cost value: 724,200

Summary

Total assessments	506,940
Total exemptions	
Net assessment	506,940

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.8116
 Mkt/sale :
 Assmt/sale: 2.6681

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	.060	7,500	450			450	315
Residual		2,614						

.750 acres Total land value 175,450 122,815

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
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	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2015

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	364,170
Basement	Full		2,414	
Heating	Yes	A/C Yes		10,380
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:		
Additions				39,987
Other Features		M Stks		3,000

Sub-Total		426,537
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		10 %
		Computed cost value @ 70%
		362,770

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	638	27,606
P Porches, Patios, Decks	BPAT Brick/flagstone pati	396	9,030
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351

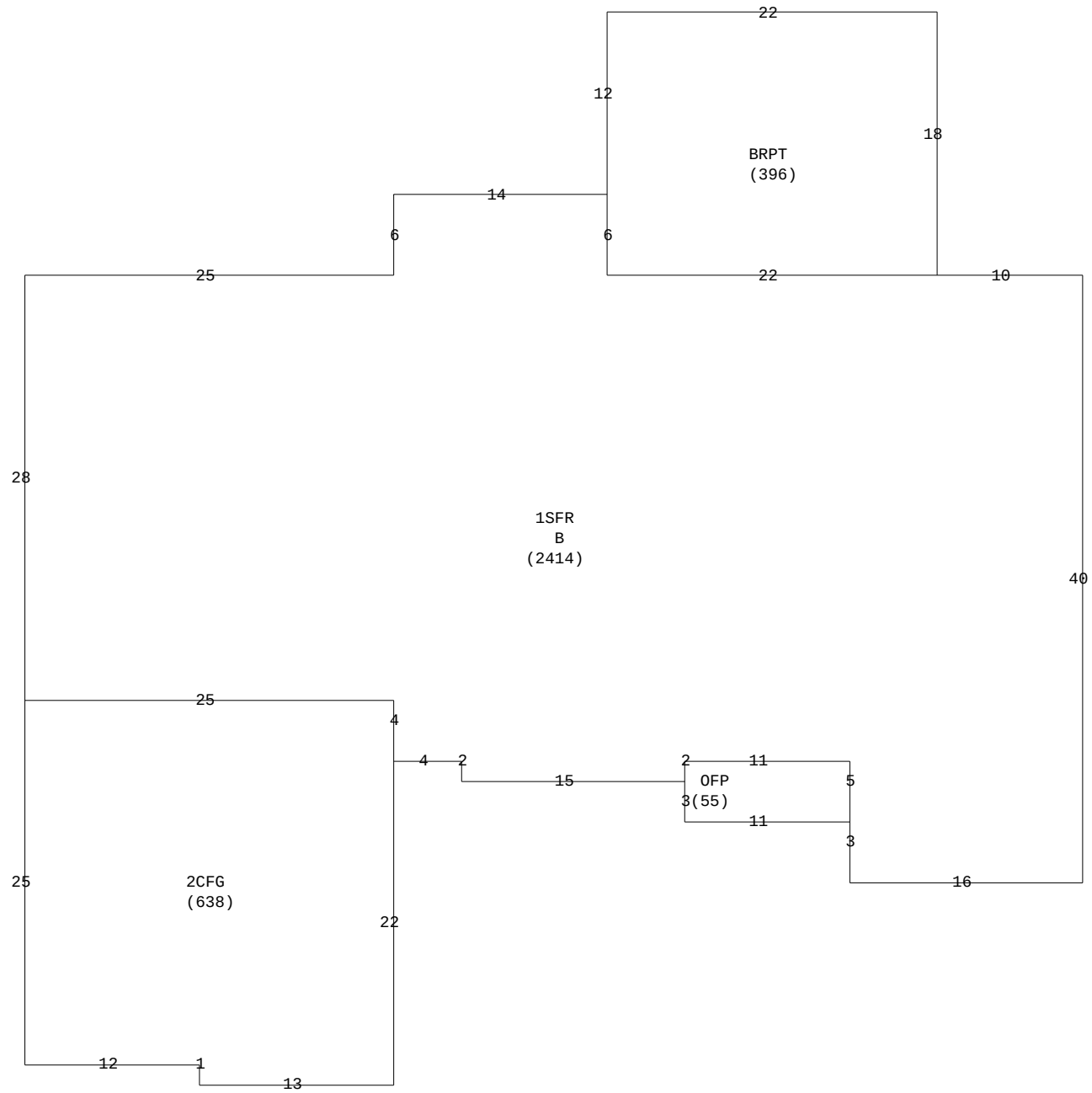
Total additions 39,987

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	16	36	576	74.05	2021	B	53,743	50	26,900
RS1 Frame Utility Shed	12	20	240	30.00	2021	C	7,200	50	3,600

Value at 70% 21,350

Value at 100% 30,500



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