

Property at 00026 WESTBURY

Prop ID 4860026

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

Administrative Information

Owner name: MEZERA BENJAMIN T & KARLA
 Second name:
 Address: 26 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 13 035
 Lot: 4860026 Neigh.: Zone: R30 Vol: 741 Page: 77

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	474,490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-May-2020
 Sale price: 700,000
 Sale valid:

Values

Mkt value :
 Cost value: 855,400

Summary

Total assessments	598,780
Total exemptions	
Net assessment	598,780

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2220
 Mkt/sale :
 Assmt/sale: .8554

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	.340	7,500	2,550			2,550	1,785
Residual		14,810						

1.030 acres

Total land value

177,550

124,285

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	12	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	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	740
Interior Cond	05	Good	Living area	3,578
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2015				

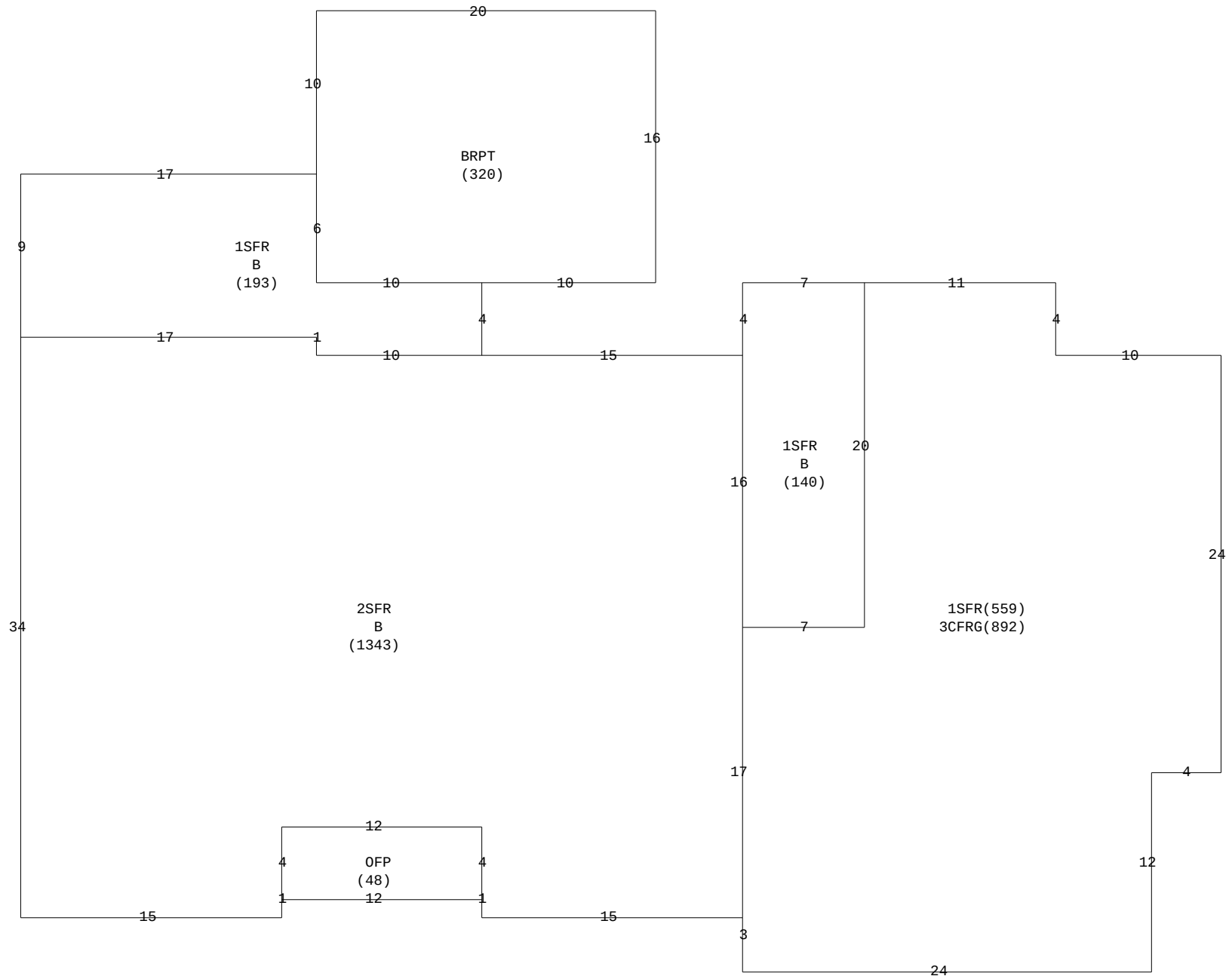
Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,343	331,280
Basement	Full				
Heating	Yes	A/C Yes			9,490
Plumbing	3 F/B	3 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		22,500
Additions					134,599
Other Features		M Stks RR			21,546
Sub-Total					519,415
Grade	A-	Factor 1.4500			753,152
CDU		C&D Factor 1.00			753,152
Depreciation		10 %			677,837
		Computed cost value @ 70%			474,486

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	892	39,963
G Garages	FSF Full-story fin o/gar	559	37,444
L Living Area	AIR Air conditioning	559	1,699
L Living Area	BSMT Basement addition	193	3,557
L Living Area	FRFF Frame first floor	193	22,095
L Living Area	AIR Air conditioning	193	587
P Porches, Patios, Decks	BPAT Brick/flagstone pati	320	7,297
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	BSMT Basement addition	140	2,580
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	AIR Air conditioning	140	426

Total additions 134,599



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