

Property at 00031 WESTBURY

Prop ID 4860031

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Administrative Information

Owner name: CHADHA MOHIT & SUSAN G
 Second name:
 Address: 31 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4860031 Neigh.: Zone: R30 Vol: 345 Page: 1068

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	376,730
Resident Outbldg	1.00	1,470

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Mar-1998
 Sale price: 499,559
 Sale valid: Y

Values

Mkt value :
 Cost value: 715,543

Summary

Total assessments	500,880
Total exemptions	
Net assessment	500,880

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4323
 Mkt/sale :
 Assmt/sale: 1.0026

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	.034	7,500	255			255	179
Residual		1,481						

.724 acres

Total land value

175,255

122,679

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
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	01	Oil		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1998

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,320	326,790
Basement	Full			
Heating	Yes	A/C Yes		9,360
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:		
Additions				122,931
Other Features	Mason Trim WB Stks	RR		50,145
Sub-Total				530,226
Grade	A-	Factor 1.4500		768,828
CDU		C&D Factor 1.00		768,828
Depreciation		30 %		538,180
		Computed cost value @ 70%		376,726

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
P Porches, Patios, Decks	DECK Wood deck	372	9,854
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
L Living Area	AIR Air conditioning	192	584

Total additions 122,931

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00	2015	C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100

