

Property at 00046 WESTBURY

Prop ID 4860046

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## Administrative Information

Owner name: PINA PATRICIA MARIA &  
 Second name: URIBE FLAVIO ANDRES  
 Address: 46 WESTBURY  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 016 Clerk map: 95 059  
 Lot: 4860046 Neigh.: Zone: R30 Vol: 805 Page: 76

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .69  | 122,500 |
| Resident Dwelling | 1.00 | 435,170 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 01-Jul-2025  
 Sale price: 1,075,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 798,071

## Summary

| Total assessments | 558,650 |  |
|-------------------|---------|--|
| Total exemptions  |         |  |
| Net assessment    | 558,650 |  |

## Utilities

| Water | Connecticut  |  |
|-------|--------------|--|
| Sewer | Public sewer |  |
| Gas   | None         |  |

## Sales ratios

Cost/sale : .7424  
 Mkt/sale :  
 Assmt/sale: .5197

## 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  | .186       | 7,500   | 1,395      |                  |      | 1,395   | 977       |
| Residual 8,102      |     |            |         |            |                  |      |         |           |
|                     |     |            |         | .876 acres | Total land value |      | 176,395 | 123,477   |

## Building Valuation Summary

|                           |                                 | Area            |         |
|---------------------------|---------------------------------|-----------------|---------|
| Dwelling                  | Frame 2 story w/bsmt            | 1,797           | 419,940 |
| Basement                  | Full                            |                 |         |
| Heating                   | Yes A/C Yes                     |                 | 11,990  |
| Plumbing                  | 4 F/B 2 H/B 3 Add'l fix. 1 Wh/p | Saunas          | 26,000  |
| Attic                     | None Attic size:                |                 |         |
| Additions                 |                                 |                 | 122,113 |
| Other Features            | WB Stks RR                      |                 | 32,438  |
| Sub-Total                 |                                 |                 | 612,481 |
| Grade                     | A-                              | Factor 1.4500   | 888,097 |
| CDU                       |                                 | C&D Factor 1.00 | 888,097 |
| Depreciation              |                                 | 30 %            | 621,668 |
| Computed cost value @ 70% |                                 |                 | 435,168 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| G Garages                | FRL Attached frame GT 65  | 714  | 31,989  |
| G Garages                | FSF Full-story fin o/gar  | 576  | 38,583  |
| L Living Area            | AIR Air conditioning      | 576  | 1,751   |
| L Living Area            | BSMT Basement addition    | 70   | 1,290   |
| L Living Area            | FRFF Frame first floor    | 70   | 8,014   |
| L Living Area            | AIR Air conditioning      | 70   | 213     |
| P Porches, Patios, Decks | FOFF Frame open first flo | 24   | 1,462   |
| L Living Area            | OVER Frame Overhang       | 16   | 1,465   |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 350  | 7,981   |
|                          |                           |      |         |
| L Living Area            | BSMT Basement addition    | 216  | 3,980   |
| L Living Area            | FRFF Frame first floor    | 216  | 24,728  |
| L Living Area            | AIR Air conditioning      | 216  | 657     |
| Total additions          |                           |      | 122,113 |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |                       |
|----------------|------|------------------|-------------------------|-----------------------|
| Style          | 19   | Modern Colonial  |                         |                       |
| Exterior Walls | 01   | Clapboards       |                         |                       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |                       |
| Roof Type      | 02   | Hip              |                         |                       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9 Garage cars 3       |
| Interior Walls | 02   | Drywall          | Bedrooms                | 4 Unfinished area     |
| Floors         | 07   | Hardwood/Carpet  | Family Rooms            | 1 Dormer linear f     |
| Heating System | 02   | Forced Hot Air   | Full Baths              | 4 Masonry trim sf     |
| Fuel           | 01   | Oil              | Half Baths              | 2 Finish bsmt sz      |
| Attic          | 99   | None             | Addtn'l fixtures        | 3 Rec Room Size 1,025 |
| Grade          | 47   | A-               | Whirlpools              | 1 Living area 4,472   |
| Garage         | 23   | Attached 3 car   | Saunas                  | # Living Units        |
| Area Over Gar. | 01   | Fully Finished   | M/F stacks              |                       |
| Basement       | 01   | Full             | W/B stacks              | 1                     |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B openings            | 1                     |
| Air Condition  | 01   | Central Air      |                         |                       |
| Interior Cond  | 05   | Good             |                         |                       |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1998 |                       |

