

Property at 00061 WESTBURY

Prop ID 4860061

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Administrative Information

Owner name: VERGE KEVIN E & SARA B
 Second name:
 Address: 61 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4860061 Neigh.: Zone: R30 Vol: 689 Page: 799

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	311,780
Resident Outbldg	3.00	48,090

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 28-Aug-2015
 Sale price: 660,000
 Sale valid:

Values

Mkt value :
 Cost value: 689,100

Summary

Total assessments	482,370
Total exemptions	
Net assessment	482,370

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0441
 Mkt/sale :
 Assmt/sale: .7309

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					

.690 acres

Total land value

175,000

122,500

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	07	Propane Gas	Half Baths	2
Attic	99	None	Addn'l fixtures	4
Grade	47	A-	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1997	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,181	299,640
Basement	Full with walk				
Heating	Yes	A/C Yes			8,600
Plumbing	2 F/B	2 H/B	4 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		14,000
Additions					89,516
Other Features		WB Stks	RR		27,058
Sub-Total					438,814
Grade	A-	Factor 1.4500			636,280
CDU		C&D Factor 1.00			636,280
Depreciation		30 %			445,396
Computed cost value @ 70%					311,777

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	607	26,396
G Garages	FSF Full-story fin o/gar	570	38,181
L Living Area	AIR Air conditioning	570	1,733
P Porches, Patios, Decks	DECK Wood deck	216	5,722
L Living Area	BSMT Basement addition	56	1,032
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255

Total additions 89,516

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	21	40	840	110.5	2007	C	92,862	50	46,400
RS1 Frame Utility Shed	10	14	140	30.00	2022	C	4,200	50	2,100
RPH Res. Pool House	16	20	320	126.5	2022	C	40,496	50	20,200
Value at 70%					48,090	Value at 100%			68,700

