

Property at 00070 WESTBURY

Prop ID 4860070

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Administrative Information

Owner name: ALLEN KRISTOPHER G & SARA N
 Second name:
 Address: 70 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4860070 Neigh.: Zone: R30 Vol: 817 Page: 821

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	359,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Aug-2026
 Sale price: 1,125,000
 Sale valid:

Values

Resident Excess .01 50
 Mkt value :
 Cost value: 688,771

Summary

Total assessments	482,140
Total exemptions	
Net assessment	482,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6122
 Mkt/sale :
 Assmt/sale: .4286

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	.010	7,500	75		75	53
Residual	436						

.700 acres Total land value 175,075 122,553

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
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	306
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,692
			# Living Units	
			Actual Year Built: 1996	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,406	343,580
Basement	Full					
Heating	Yes	A/C	Yes			9,840
Plumbing	3 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas	16,500
Attic	None	Attic size:				
Additions						115,952
Other Features	WB Stks		RR			20,238
Sub-Total						506,110
Grade	A-	Factor	1.4500			733,860
CDU		C&D Factor	1.00			733,860
Depreciation				30 %		513,702
				Computed cost value @ 70%		359,591

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
G Garages	FSF Full-story fin o/gar	528	35,368
L Living Area	AIR Air conditioning	528	1,605
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	DECK Wood deck	192	5,086

Total additions 115,952

