

Property at 00073 WESTBURY

Prop ID 4860073

Printed 07-Feb-2024 8:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CALMA CHRISTOPHER R
Second name:
Address: 73 WESTBURY
City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
Lot: 4860073 Neigh.: Zone: R30 Vol: 687 Page: 716

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	378,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-Jul-2015
Sale price: 610,000
Sale valid:

Values

Mkt value :
Cost value: 715,714

Summary

Total assessments	501,000
Total exemptions	
Net assessment	501,000

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1733
Mkt/sale :
Assmt/sale: .8213

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

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,492	360,380
Basement	Full with walk			
Heating	Yes	A/C Yes		10,310
Plumbing	3 F/B	1 H/B	2 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				17,000
Other Features	Mason Trim	WB Stks		96,921
		RR		48,111

Sub-Total			532,722
Grade	A-	Factor 1.4500	772,447
CDU		C&D Factor 1.00	772,447
Depreciation		30 %	540,713
		Computed cost value @ 70%	378,499

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	90	1,659
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	AIR Air conditioning	90	274
P Porches, Patios, Decks	DECK Wood deck	336	8,901
G Garages	FRL Attached frame GT 65	810	36,290
G Garages	FSF Full-story fin o/gar	564	37,779
L Living Area	AIR Air conditioning	564	1,715

Total additions 96,921

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
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	01	Oil	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	860
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	700
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	3,638
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1996	

