

Property at 00083 WESTBURY

Prop ID 4860083

Printed 07-Feb-2024 8:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LOVELESS BRIAN R AND
 Second name: ELIZABETH A
 Address: 83 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4860083 Neigh.: Zone: R30 Vol: 711 Page: 234

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	434,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jul-2017
 Sale price: 615,000
 Sale valid:

Values

Mkt value :
 Cost value: 806,514

Summary

Total assessments	564,560
Total exemptions	
Net assessment	564,560

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3114
 Mkt/sale :
 Assmt/sale: .9180

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	1.475	7,500	11,063		11,063	7,744
Residual		64,251					

2.165 acres

Total land value

186,063

130,244

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	420,530
Basement	Full		1,800	
Heating	Yes	A/C Yes		12,010
Plumbing	3 F/B	2 H/B	2 Add'l fix.	1 Wh/p Saunas
Attic	Unfinished		Attic size: 1,800	21,917
Additions				120,334
Other Features	WB Stks			16,000

Sub-Total		611,291
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	886,372
Depreciation	30 %	620,460
	Computed cost value @ 70%	434,322

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	805	36,066
G Garages	HSF Half-story fin o/gar	506	20,700
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351
L Living Area	FRFF Frame first floor	247	28,277
L Living Area	AIR Air conditioning	247	751
L Living Area	BSMT Basement addition	247	4,552
P Porches, Patios, Decks	DECK Wood deck	334	8,848
L Living Area	AIR Air conditioning	506	1,538
P Porches, Patios, Decks	DECK Wood deck	353	9,351
P Porches, Patios, Decks	BPAT Brick/flagstone pati	169	3,854

Total additions 120,334

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	01	Oil	Family Rooms 1
Attic	02	Unfinished	Dormer linear f
Grade	47	A-	Full Baths 3
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	05	Half Story Finis	Half Baths 2
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 2
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 4,353
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			M/F stacks
			W/B stacks 2
			W/B openings 3
			Actual Year Built: 1997

