

Property at 00087 WESTBURY

Prop ID 4860087

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Administrative Information

Owner name: NATTRASS STEVEN C & KELLY S
 Second name:
 Address: 87 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4860087 Neigh.: Zone: R30 Vol: 712 Page: 759

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	412,340

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Aug-2017
 Sale price: 680,000
 Sale valid:

Values

Mkt value :
 Cost value: 768,486

Summary

Total assessments	537,940	
Total exemptions		
Net assessment	537,940	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.1301
 Mkt/sale :
 Assmt/sale: .7911

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	.591	7,500	4,433			4,433	3,103
Residual		25,744						

1.281 acres

Total land value

179,433

125,603

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,449	351,980
Basement	Full with walk				
Heating	Yes	A/C Yes			10,070
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 22,500
Attic	None			Attic size:	
Additions					157,138
Other Features	WB Stks	RR			38,661

Sub-Total		580,349
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	841,506
Depreciation	30 %	589,054
	Computed cost value @ 70%	412,338

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	462	28,148
P Porches, Patios, Decks	DECK Wood deck	626	16,583
L Living Area	FRFF Frame first floor	428	48,998
L Living Area	BSMT Basement addition	428	7,887
L Living Area	AIR Air conditioning	428	1,301
G Garages	FRL Attached frame GT 65	759	34,005
G Garages	HSF Half-story fin o/gar	460	18,818
L Living Area	AIR Air conditioning	460	1,398

Total additions 157,138

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 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 4
Garage	23	Attached 3 car	Masonry trim sf
Area Over Gar.	05	Half Story Finis	Half Baths 1
Basement	04	Full with walk-o	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size 1,004
Interior Cond	05	Good	Living area 3,786
Exterior Cond	05	Good	Whirlpools 1
			# Living Units 1
			M/F stacks
			W/B stacks 2
			W/B openings 2
			Actual Year Built: 1997

