

Property at 00090 WESTBURY

Prop ID 4860090

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

Administrative Information

Owner name: CONRAD LUKE R & KAYLEIGH M
 Second name:
 Address: 90 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4860090 Neigh.: Zone: R30 Vol: 771 Page: 146

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	442,700

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Jan-2022
 Sale price: 819,000
 Sale valid:

Values

Mkt value :
 Cost value: 808,071

Summary

Total assessments	565,650	
Total exemptions		
Net assessment	565,650	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : .9867
 Mkt/sale :
 Assmt/sale: .6907

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	.085	7,500	638			638	447
Residual		3,703						

.775 acres

Total land value

175,638

122,947

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	6
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	4
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1998	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,994	458,410
Basement	Full			
Heating	Yes	A/C Yes		13,080
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				116,590
Other Features		WB Stks		13,500

Sub-Total		623,080
Grade	A-	
CDU		
Depreciation		
	Factor 1.4500	903,466
	C&D Factor 1.00	903,466
	30 %	632,426
	Computed cost value @ 70%	442,698

Building additions

Category	Type		Area	Value
G Garages	FRL	Attached frame GT 65	1,010	45,250
G Garages	FSF	Full-story fin o/gar	690	46,219
L Living Area	AIR	Air conditioning	690	2,098
L Living Area	OVER	Frame Overhang	20	1,832
P Porches, Patios, Decks	FOFF	Frame open first flo	186	11,332
L Living Area	FRFF	Frame first floor	11	1,259
L Living Area	AIR	Air conditioning	31	94
P Porches, Patios, Decks	BPAT	Brick/flagstone pati	373	8,506

Total additions 116,590

