

Property at 00091 WESTBURY

Prop ID 4860091

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Administrative Information

Owner name: NICHOLAS MONICA T TRUSTEE
 Second name:
 Address: 91 WESTBURY
 City/state: AVON CT Zip: 06001

Location Information

Map: 016 Clerk map: 95 059
 Lot: 4860091 Neigh.: Zone: R30 Vol: 646 Page: 751

Assessments

Assmt category	Qty	Amount
Resident Land	.69	122,500
Resident Dwelling	1.00	434,150
Resident Outbldg	2.00	39,900

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Feb-2010
 Sale price: 735,000
 Sale valid:

Values

Mkt value :
 Cost value: 858,943

Summary

Total assessments	601,260
Total exemptions	
Net assessment	601,260

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.1686
 Mkt/sale :
 Assmt/sale: .8180

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	.897	7,500	6,728			6,728	4,710
Residual		39,073						

1.587 acres

Total land value

181,728

127,210

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	19	Modern Colonial			
Exterior Walls	01	Clapboards			
Roof Material	01	Asphalt Shingles			
Roof Type	01	Gable			
Foundation	01	Poured Concrete			
Interior Walls	02	Drywall			
Floors	07	Hardwood/Carpet			
Heating System	02	Forced Hot Air			
Fuel	01	Oil			
Attic	99	None			
Grade	47	A-			
Garage	23	Attached 3 car			
Area Over Gar.	01	Fully Finished			
Basement	04	Full with walk-o			
Bsmt Fin Qual	03	Rec Room W/ Air			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			

Actual Year Built: 1996

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area	
Basement	Full with walk					1,722	405,300
Heating	Yes	A/C	Yes				11,580
Plumbing	4 F/B	2 H/B	4 Add'l fix.	Wh/p	Saunas		24,000
Attic	None	Attic size:					
Additions							125,337
Other Features	WB Stks		RR		44,826		
Sub-Total							611,043
Grade	A-	Factor 1.4500		886,012			
CDU		C&D Factor 1.00		886,012			
Depreciation			30 %		620,208		
	Computed cost value @ 70%						434,146

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	260	4,791
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	AIR Air conditioning	260	790
P Porches, Patios, Decks	DECK Wood deck	434	11,497
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	456	30,545
L Living Area	AIR Air conditioning	456	1,386
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292

Total additions 125,337

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	22	40	880	110.5	2010	C	97,284	50	48,600
RPH Res. Pool House	11	12	132	126.5	2010	C	16,705	50	8,400
Value at 70%			39,900				Value at 100%		57,000

