

Property at 00012 WESTLAND ROAD

LT27

Prop ID 4920012

Printed 07-Feb-2024 9:05 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHEN AMY & ANDREW
Second name:
Address: 12 WESTLAND ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4920012 Neigh.: Zone: R40 Vol: 677 Page: 518

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	479,590

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 26-Aug-2014
Sale price: 775,000
Sale valid:

Values

Resident Excess		
.46	2,410	

Mkt value :
Cost value: 888,571

Summary

Total assessments	
622,000	
Total exemptions	
622,000	
Net assessment	

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1465
Mkt/sale :
Assmt/sale: .8026

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site		40,075					
RES	12	.459	7,500	3,443		3,443	2,410
Residual		19,994					

1.379 acres

Total land value

203,443

142,410

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full with walk		1,616	384,590
Heating	Yes	A/C Yes		10,990
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				132,979
Other Features		WB Stks	RR	34,802

Sub-Total			
Grade A	Factor 1.5500		589,361
CDU	C&D Factor 1.00		913,510
Depreciation	25 %		913,510
	Computed cost value @ 70%		685,133
			479,593

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	672	45,013
L Living Area	AIR Air conditioning	672	2,043
L Living Area	BSMT Basement addition	269	4,957
L Living Area	FRFF Frame first floor	269	30,795
L Living Area	AIR Air conditioning	269	818
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	DECK Wood deck	391	10,358

Total additions 132,979

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 10
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 5
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	02	Natural Gas	Full Baths 4
Attic	99	None	Half Baths 2
Grade	50	A	Finish bsmt sz
Garage	23	Attached 3 car	Addn'l fixtures 3
Area Over Gar.	01	Fully Finished	Rec Room Size 850
Basement	04	Full with walk-o	Whirlpools 1
Bsmt Fin Qual	03	Rec Room W/ Air	Living area 4,173
Air Condition	01	Central Air	# Living Units 1
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2003

