

Property at 00018 WESTLAND ROAD

LT26

Prop ID 4920018

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Administrative Information

Owner name: VOROBYEV RACHEL &
Second name: GONG GARY XIN
Address: 18 WESTLAND ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4920018 Neigh.: Zone: R40 Vol: 777 Page: 709

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 28-Jul-2022	
Resident Land	.92 140,000			Sale price: 1,045,000	
Resident Dwelling	1.00 560,810			Sale valid:	
				Values	
Resident Excess	.16 820			Mkt value :	
				Cost value: 1,002,329	
Summary		Utilities		Sales ratios	
Total assessments	701,630	Water	Connecticut	Cost/sale :	.9592
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	701,630	Gas	CNG	Assmt/sale:	.6714

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	.156	7,500	1,170		1,170	819
Residual		6,795					
		1.076 acres		Total land value		201,170	140,819

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	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,821
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2006	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,003	460,170
Basement	Full with walk			
Heating	Yes	A/C Yes		13,130
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None	Attic size:		Saunas
Additions				31,500
Other Features	WB Stks	RR		109,479
				31,811
Sub-Total				646,090
Grade	A	Factor 1.5500		1,001,440
CDU		C&D Factor 1.00		1,001,440
Depreciation		20 %		801,152
Computed cost value @ 70%				560,806

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	888	39,784
G Garages	FSF Full-story fin o/gar	700	46,889
L Living Area	AIR Air conditioning	700	2,128
L Living Area	BSMT Basement addition	55	1,014
L Living Area	FRFF Frame first floor	55	6,296
L Living Area	AIR Air conditioning	55	167
P Porches, Patios, Decks	DECK Wood deck	239	6,331
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	FRFF Frame first floor	12	1,374

Total additions 109,479

