

Property at 00024 WESTLAND ROAD

LT25

Prop ID 4920024

Printed 07-Feb-2024 9:06 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ESCHERT WILLIAM B &
 Second name: JANICE D
 Address: 24 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920024 Neigh.: Zone: R40 Vol: 478 Page: 486

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	140,000			Sale date: 29-Aug-2003
Resident Dwelling	1.00	478,470			Sale price: 225,000
Resident Outbldg	1.00	1,260			Sale valid: Y

Resident Excess	Qty	Amount	Values
	.16	850	Mkt value : Cost value: 886,543

Summary

Total assessments	620,580	Utilities	Sales ratios
Total exemptions		Water Connecticut	Cost/sale : 3.9402
Net assessment	620,580	Sewer Public sewer	Mkt/sale : Assmt/sale: 2.7581
		Gas CNG	

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	.161	7,500	1,208		1,208	846
Residual		7,013					

1.081 acres Total land value 201,208 140,846

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size
Grade	50	A	Whirlpools 1 Living area 4,488
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2004

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full with walk		1,918	443,570
Heating	Yes	A/C Yes		12,660
Plumbing	4 F/B	1 H/B 3 Add'l fix.	1 Wh/p	22,500
Attic	None	Attic size:		
Additions				99,500
Other Features		WB Stks M Stks		9,750

Sub-Total	587,980
Grade A	Factor 1.5500
CDU	C&D Factor 1.00
Depreciation	25 %
	Computed cost value @ 70%
	478,469

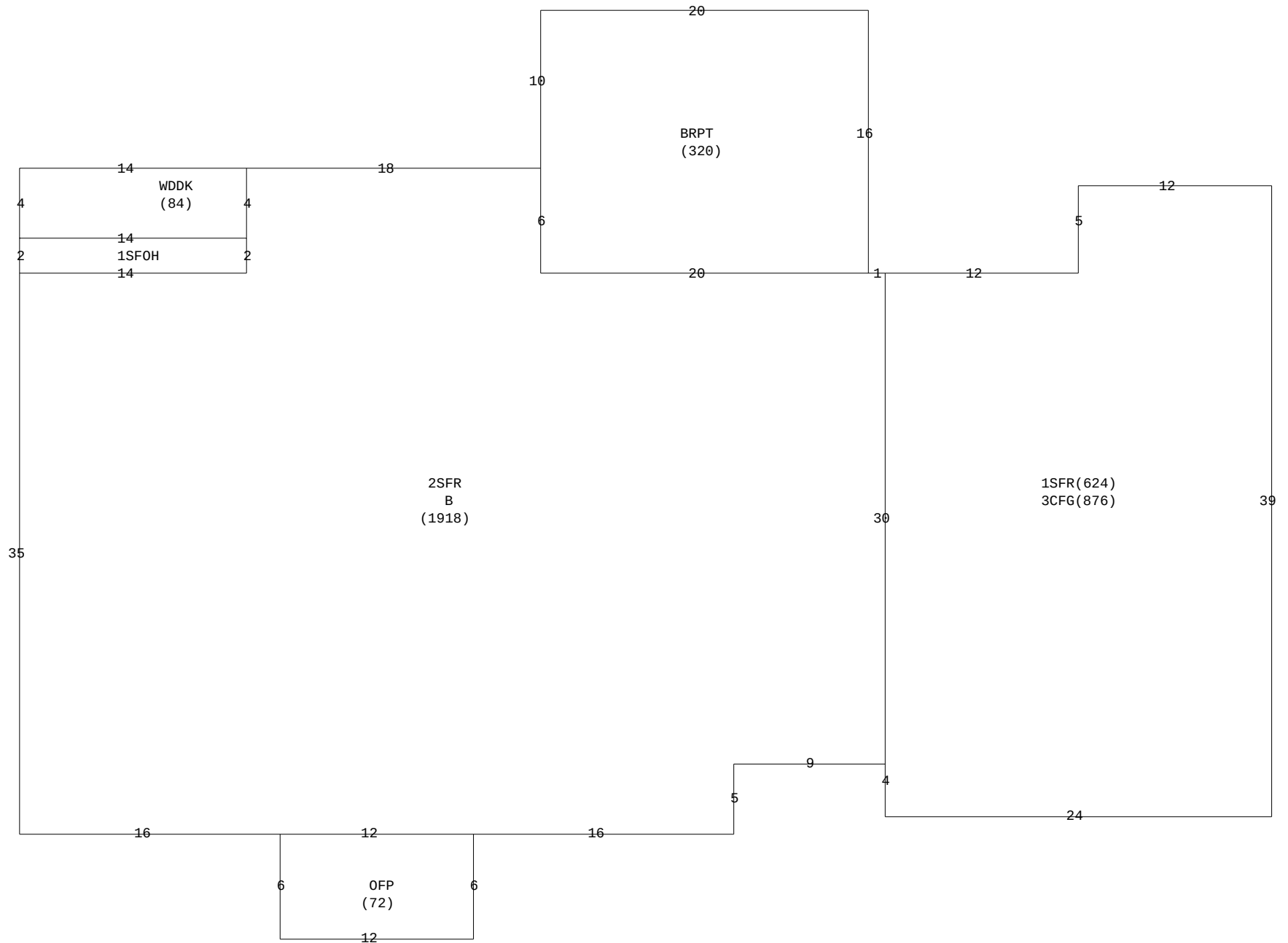
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	876	39,247
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	BPAT Brick/flagstone pati	320	7,297
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	28	85
P Porches, Patios, Decks	DECK Wood deck	84	2,225
P Porches, Patios, Decks	FOFF Frame open first flo	72	4,387

Total additions 99,500

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	10	120	30.00	2011	C	3,600	50	1,800
Utility Shed									
Value at 70%	1,260						Value at 100%		1,800



SAME NAME AFFIDAVIT 3-15-11 657/597 WILLIAM E ESCHERT IS SAME AS
WILLIAM B ESCHERT & JANICE L ESCHERT IS SAME AS JANICE D ESCHERT