

Property at 00025 WESTLAND ROAD

LT31

Prop ID 4920025

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

Administrative Information

Owner name: DHANUSHKODI PRAKASHBABU AND
 Second name: MURUGAN SUBHA
 Address: 25 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920025 Neigh.: Zone: R30 Vol: 790 Page: 402

Assessments

Assmt category	Qty	Amount
Resident Land	.77	140,000
Resident Dwelling	1.00	500,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Dec-2023
 Sale price: 960,000
 Sale valid:

Values

Mkt value :
 Cost value: 914,600

Summary

Total assessments	640,220
Total exemptions	
Net assessment	640,220

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9527
 Mkt/sale :
 Assmt/sale: .6669

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.768	200,000	200,000			200,000	140,000
Primary Site		33,454						

.768 acres

Total land value

200,000

140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	50	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: 2004

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt				Area 1,804	421,310
Basement	Full with walk						
Heating	Yes	A/C		Yes			12,030
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas		21,500
Attic	None	Attic size:					
Additions							113,074
Other Features	WB Stks M Stks RR						46,790
Sub-Total							614,704
Grade	A	Factor		1.5500			952,791
CDU		C&D Factor		1.00			952,791
Depreciation			25 %				714,593
	Computed cost value @ 70%						500,215

Building additions

Category	Type	Area	Value
G Garages	FSF Full-story fin o/gar	468	31,349
L Living Area	AIR Air conditioning	468	1,423
G Garages	FRL Attached frame GT 65	768	34,408
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	AIR Air conditioning	32	97
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
L Living Area	BSMT Basement addition	224	4,128
P Porches, Patios, Decks	BPAT Brick/flagstone pati	400	9,122
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	FRFF Frame first floor	14	1,603
L Living Area	AIR Air conditioning	28	85

Total additions 113,074

