

Property at 00031 WESTLAND ROAD

LT32

Prop ID 4920031

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Administrative Information

Owner name: FALLON KRISTEN & MATTHEW

Second name:

Address: 31 WESTLAND ROAD

City/state: AVON CT Zip: 06001

Location Information

Map: 017

Clerk map:

Lot: 4920031

Neigh.:

Zone: R40

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Assessments

Assmt category	Qty	Amount
Resident Land	.90	140,000
Resident Dwelling	1.00	710,580

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:	21-Jan-2011
Sale price:	740,000
Sale valid:	14

Values

Mkt value :	
Cost value :	1,215,114

Summary

Total assessments	850,580
Total exemptions	
Net assessment	850,580

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :	1.6420
Mkt/sale :	
Assmt/sale:	1.1494

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.900	200,000	200,000		200,000	140,000
Primary Site		39,204					

.900 acres	Total land value	200,000	140,000
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
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	4
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	24	Attached 4 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	5,648
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2006	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				2,448	547,080
Heating	Yes	A/C	Yes			15,580
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas	22,000
Attic	None	Attic size:				
Additions						170,870
Other Features	WB Stks					13,500
Sub-Total						769,030
Grade	A+	Factor	1.6500			1,268,900
CDU		C&D Factor	1.00			1,268,900
Depreciation			20 %			1,015,120
					Computed cost value @ 70%	710,584

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,224	54,838
G Garages	FSF Full-story fin o/gar	752	50,372
L Living Area	AIR Air conditioning	752	2,286
P Porches, Patios, Decks	FOFF Frame open first flo	888	54,102
P Porches, Patios, Decks	DECK Wood deck	350	9,272

Total additions 170,870

