

Property at 00035 WESTLAND ROAD

LT33

Prop ID 4920035

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

Administrative Information

Owner name: DEPPE CHRISTOPHER T AND
Second name: MARY S
Address: 35 WESTLAND ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4920035 Neigh.: Zone: R40 Vol: 565 Page: 915

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Sep-2007
Resident Land	.92	140,000				Sale price: 1,000,000
Resident Dwelling	1.00	521,000				Sale valid:
					Values	
Resident Excess	.59	3,070				Mkt value : Cost value: 948,671
Summary			Utilities		Sales ratios	
Total assessments		664,070	Water	Connecticut	Cost/sale :	.9487
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		664,070	Gas	CNG	Assmt/sale:	.6641

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	.585	7,500	4,388		4,388	3,072
Residual		25,483					
		1.505 acres	Total land value			204,388	143,072

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt		Area	
Basement	Full with walk			1,667	394,550
Heating	Yes	A/C	Yes		11,280
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	Unfinished			Attic size: 1,100	26,000
Additions					14,880
Other Features					149,944
	M Stks RR				43,592
Sub-Total					640,246
Grade	A	Factor	1.5500		
CDU		C&D Factor	1.00		
Depreciation			25 %		
	Computed cost value @ 70%				992,381
					992,381
					744,286
					521,000

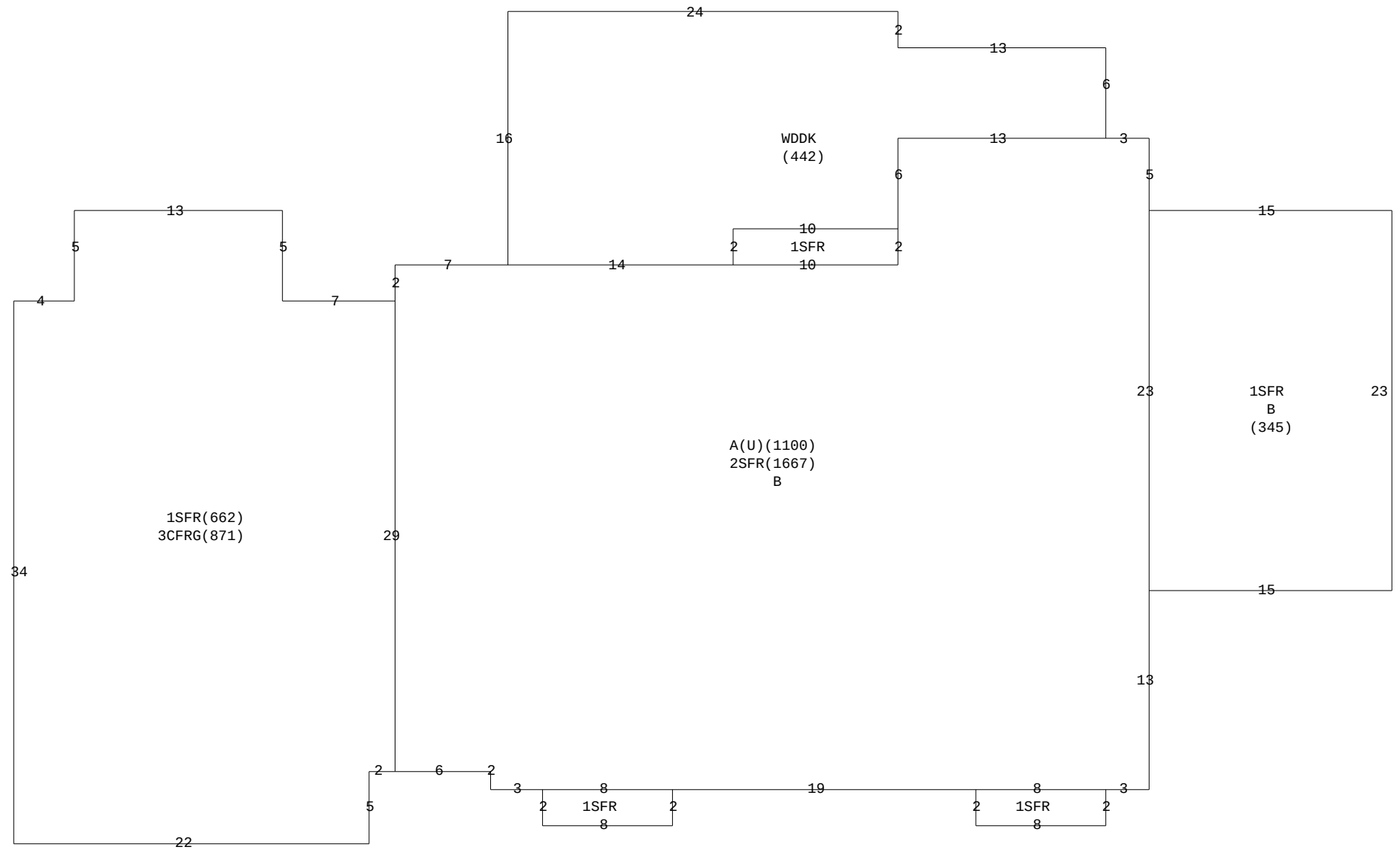
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	871	39,023
G Garages	FSF Full-story fin o/gar	662	44,343
L Living Area	AIR Air conditioning	662	2,012
L Living Area	FRFF Frame first floor	16	1,832
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L Living Area	BSMT Basement addition	345	6,358
L Living Area	FRFF Frame first floor	345	39,496
L Living Area	AIR Air conditioning	345	1,049
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	DECK Wood deck	442	11,709

Total additions 149,944

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	50	A	Full Baths	4
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	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,500
Interior Cond	05	Good	Living area	4,393
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	2
			W/B stacks	
			W/B openings	
Actual Year Built: 2004				



DEMPOULOS TRUST