

Property at 00038 WESTLAND ROAD

LT24

Prop ID 4920038

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Administrative Information

Owner name: ROCHE JOHN F III & SHERYL L
 Second name:
 Address: 38 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920038 Neigh.: Zone: R40 Vol: 669 Page: 026

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Nov-2013
Resident Land	.92	140,000				Sale price: 800,000
Resident Dwelling	1.00	516,640				Sale valid:
					Values	
Resident Excess	.59	3,070				Mkt value : Cost value: 942,443
Summary			Utilities		Sales ratios	
Total assessments		659,710	Water	Connecticut	Cost/sale :	1.1781
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		659,710	Gas	CNG	Assmt/sale:	.8246

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

						Area	
Dwelling	Masonry	2 story w/bsmt				1,964	474,640
Basement	Full with walk						
Heating	Yes	A/C Yes					12,910
Plumbing	4 F/B	1 H/B	1 Add'l fix.	1 Wh/p	Saunas		21,500
Attic	None			Attic size:			
Additions							87,280
Other Features		WB Stks		RR			38,561
Sub-Total							634,891
Grade	A		Factor 1.5500				984,081
CDU			C&D Factor 1.00				984,081
Depreciation			25 %				738,061
Computed cost value @ 70%							516,643

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	782	35,035
L Living Area	BSMT Basement addition	304	5,602
L Living Area	MAFF Masonry first floor	304	36,077
L Living Area	AIR Air conditioning	304	924
P Porches, Patios, Decks	DECK Wood deck	364	9,642
Total additions			87,280

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
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/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	50	A	Full Baths	4
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Finish bsmt sz	
Basement	04	Full with walk-o	Addn'l fixtures	1
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,000
Air Condition	01	Central Air	Living area	3,962
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 2002				

