

Property at 00041 WESTLAND ROAD

LT34

Prop ID 4920041

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Administrative Information

Owner name: MALITZ STEVEN H
 Second name:
 Address: 41 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920041 Neigh.: Zone: R40 Vol: 785 Page: 983

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	605,400
Resident Outbldg	1.00	17,570

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Jun-2023
 Sale price: 165,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,095,314

Summary

Total assessments	766,720	
Total exemptions		
Net assessment	766,720	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : 6.6383
 Mkt/sale :
 Assmt/sale: 4.6468

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	.714	7,500	5,355			5,355	3,749
Residual		31,102						

1.634 acres

Total land value

205,355

143,749

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	04	Fully finished w		
Grade	43	B+		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2024

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	2,991	440,100
Basement	Full			
Heating	Yes	A/C Yes		12,520
Plumbing	5 F/B	1 H/B 2 Add'l fix.	Wh/p	Saunas
Attic	Fully finished w/WH	Attic size: 950		32,909
Additions				93,770
Other Features		M Stks RR		36,832

Sub-Total			640,631
Grade	B+	Factor 1.3500	864,852
CDU		C&D Factor 1.00	864,852
Depreciation		%	864,852
		Computed cost value @ 70%	605,396

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	900	40,322
G Garages	FSF Full-story fin o/gar	350	23,444
L Living Area	AIR Air conditioning	350	1,064
P Porches, Patios, Decks	FOFF Frame open first flo	175	10,662
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Total additions 93,770

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	12	30	360	110.5	2025	B	50,145	50	25,100
Value at 70%			17,570				Value at 100%		25,100

Scale: 1" = 12.37 feet

