

Property at 00045 WESTLAND ROAD

LT35

Prop ID 4920045

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Administrative Information

Owner name: WENZEL RODGER
 Second name:
 Address: 45 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920045 Neigh.: Zone: Vol: 668 Page: 1240

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Nov-2013
Resident Land	.92	140,000				Sale price: 1,200,000
Resident Dwelling	1.00	784,430				Sale valid: 25
					Values	
Resident Excess	.20	1,070				Mkt value :
						Cost value: 1,322,143
Summary			Utilities		Sales ratios	
Total assessments		925,500	Water	Connecticut	Cost/sale :	1.1018
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		925,500	Gas	CNG	Assmt/sale:	.7713

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	.203	7,500	1,523			1,523	1,066
Residual		8,843						
		1.123 acres	Total land value				201,523	141,066

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				2,348	527,550
Basement	Full						
Heating	Yes	A/C Yes					15,030
Plumbing	6 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas		37,500
Attic	None			Attic size:			
Additions							167,820
Other Features	Mason Trim	WB Stks	M Stks	RR			52,537
Sub-Total							800,437
Grade	AA-	Factor 1.7500					1,400,765
CDU		C&D Factor 1.00					1,400,765
Depreciation		20 %					1,120,612
Computed cost value @ 70%							784,428

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
G Garages	FSF Full-story fin o/gar	418	27,999
L Living Area	AIR Air conditioning	418	1,271
L Living Area	BSMT Basement addition	702	12,936
L Living Area	FRFF Frame first floor	702	80,366
L Living Area	AIR Air conditioning	702	2,134
P Porches, Patios, Decks	BPAT Brick/flagstone pati	304	6,932
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656

Total additions 167,820

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	10
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	57	AA-	Full Baths	6
Garage	23	Attached 3 car	Masonry trim sf	500
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	1,100
Interior Cond	05	Good	Living area	5,816
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
Actual Year Built: 2005				

