

Property at 00051 WESTLAND ROAD

LT36

Prop ID 4920051

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Administrative Information

Owner name: CAMPBELL WILLIAM & AMANDA
 Second name:
 Address: 51 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920051 Neigh.: Zone: Vol: 813 Page: 1167

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Apr-2026
Resident Land	.92	140,000				Sale price: 1,500,000
Resident Dwelling	1.00	726,020				Sale valid:
					Values	
Resident Excess	.02	80			Mkt value :	
					Cost value: 1,237,286	
Summary			Utilities		Sales ratios	
Total assessments	866,100		Water	Connecticut	Cost/sale :	.8249
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	866,100		Gas	CNG	Assmt/sale:	.5774

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	.015	7,500	113		113	79
Residual		653					
				.935 acres	Total land value	200,113	140,079

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	3
Floors	07	Hardwood/Carpet	Bedrooms	5
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	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,380
Interior Cond	05	Good	Living area	5,550
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
Actual Year Built: 2005				

Building Valuation Summary

		Area		
Dwelling	Frame	2 story w/bsmt	2,424	542,390
Basement	Full			
Heating	Yes	A/C Yes		15,440
Plumbing	4 F/B	3 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				101,924
Other Features		WB Stks M Stks RR		51,084
Sub-Total				740,838
Grade	AA-	Factor 1.7500		1,296,467
CDU		C&D Factor 1.00		1,296,467
Depreciation		20 %		1,037,174
Computed cost value @ 70%				726,022

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	846	37,902
G Garages	FSF Full-story fin o/gar	702	47,023
L Living Area	AIR Air conditioning	702	2,134
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
Total additions			101,924

