

Property at 00056 WESTLAND ROAD

LT23

Prop ID 4920056

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Administrative Information

Owner name: GRANT KEISHA T AND
 Second name: ALLISON GARETT B
 Address: 56 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920056 Neigh.: Zone: R40 Vol: 729 Page: 1163

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,802	420,920
Basement	Full with walk			
Heating	Yes	A/C Yes		12,020
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p Saunas 31,500
Attic	None		Attic size:	
Additions				171,419
Other Features		WB Stks M Stks RR		47,061
Sub-Total				682,920
Grade	A	Factor 1.5500		1,058,526
CDU		C&D Factor 1.00		1,058,526
Depreciation		25 %		793,895
Computed cost value @ 70%				555,727

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2019
Resident Land	.92	140,000				Sale price: 740,000
Resident Dwelling	1.00	555,730				Sale valid:
					Values	
Resident Excess	.41	2,130			Mkt value :	
					Cost value:	996,943
Summary			Utilities		Sales ratios	
Total assessments		697,860	Water	Connecticut	Cost/sale :	1.3472
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		697,860	Gas	CNG	Assmt/sale:	.9431

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	.406	7,500	3,045		3,045	2,132
Residual		17,685					
		1.326 acres	Total land value			203,045	142,132

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	5
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	5
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Addtn'l fixtures	4
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,000
Air Condition	01	Central Air	Living area	4,849
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Saunas	# Living Units 1
			M/F stacks	2
			W/B stacks	2
			W/B openings	3
Actual Year Built: 2002				

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	884	39,605
G Garages	FSF Full-story fin o/gar	798	53,453
L Living Area	AIR Air conditioning	798	2,426
L Living Area	BSMT Basement addition	171	3,151
L Living Area	FRFF Frame first floor	171	19,576
L Living Area	AIR Air conditioning	171	520
P Porches, Patios, Decks	DECK Wood deck	396	10,490
L Living Area	BSMT Basement addition	252	4,644
L Living Area	FRFF Frame first floor	252	28,849
L Living Area	AIR Air conditioning	252	766
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	AIR Air conditioning	24	73

Total additions 171,419

