

Property at 00063 WESTLAND ROAD

LT37

Prop ID 4920063

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Administrative Information

Owner name: REEB CHARLES L & CATHERINE W
 Second name:
 Address: 63 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920063 Neigh.: Zone: R40 Vol: 817 Page: 559

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 13-Aug-2026
Resident Land	.92	140,000				Sale price: 1,510,000
Resident Dwelling	1.00	881,450				Sale valid:
					Values	
Resident Excess	.10	500				Mkt value :
						Cost value: 1,459,929
Summary			Utilities		Sales ratios	
Total assessments		1,021,950	Water	Connecticut	Cost/sale :	.9668
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		1,021,950	Gas	CNG	Assmt/sale:	.6768

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	.096	7,500	720			720	504
Residual		4,182						
		1.016 acres	Total land value				200,720	140,504

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	57	AA-	Full Baths	6
Garage	23	Attached 3 car	Masonry trim sf	1,000
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,617
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	6,580
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	3
			W/B openings	4
Actual Year Built: 2005				

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,650
Basement	Full		586,530
Heating	Yes	A/C Yes	
Plumbing	6 F/B	2 H/B	3 Add'l fix.
Attic	Unfinished	1 Wh/p	Saunas
Additions		Attic size: 800	16,690
Other Features	Mason Trim	WB Stks	RR
			36,000
			11,865
			168,137
			80,213
Sub-Total			899,435
Grade	AA-	Factor 1.7500	1,574,011
CDU		C&D Factor 1.00	1,574,011
Depreciation		20 %	1,259,209
		Computed cost value @ 70%	881,446

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	800	53,587
L Living Area	AIR Air conditioning	800	2,432
L Living Area	BSMT Basement addition	432	7,961
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313
P Porches, Patios, Decks	FOFF Frame open first flo	85	5,179
L Living Area	OVER Frame Overhang	18	1,649
L Living Area	FRFF Frame first floor	30	3,434
P Porches, Patios, Decks	BPAT Brick/flagstone pati	288	6,568

Total additions 168,137

