

Property at 00066 WESTLAND ROAD

LT22

Prop ID 4920066

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Administrative Information

Owner name: MOLNAR WILLIAM B
Second name:
Address: 66 WESTLAND ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4920066 Neigh.: Zone: R40 Vol: 558 Page: 845

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	565,640

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Feb-2002
Sale price: 235,000
Sale valid:

Values

Resident Excess .07 360
Mkt value :
Cost value: 1,008,571

Summary

Total assessments	706,000
Total exemptions	
Net assessment	706,000

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 4.2918
Mkt/sale :
Assmt/sale: 3.0043

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	.068	7,500	510		510	357
Residual	2,962						

.988 acres

Total land value

200,510

140,357

Residential Dwelling Information

Subject Code Description

Condominium

Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	225
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	1,010
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,250
			# Living Units	1
			M/F stacks	1
			W/B stacks	2
			W/B openings	3

Actual Year Built: 2002

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,915	442,990
Basement	Full with walk				
Heating	Yes	A/C Yes			12,640
Plumbing	4 F/B	1 H/B	4 Add'l fix.	1 Wh/p	23,000
Attic	None		Attic size:		
Additions					126,219
Other Features	Mason Trim	WB Stks	M Stks	RR	48,122

Sub-Total					652,971
Grade	A+	Factor 1.6500			1,077,402
CDU		C&D Factor 1.00			1,077,402
Depreciation		25 %			808,052
		Computed cost value @ 70%			565,636

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
L Living Area	BSMT Basement addition	88	1,622
L Living Area	FRFF Frame first floor	88	10,074
L Living Area	AIR Air conditioning	88	268
L Living Area	BSMT Basement addition	77	1,419
L Living Area	FRFF Frame first floor	77	8,815
L Living Area	AIR Air conditioning	77	234
P Porches, Patios, Decks	DECK Wood deck	826	21,881
P Porches, Patios, Decks	FOFF Frame open first flo	140	8,530
L Living Area	BSMT Basement addition	255	4,699
L Living Area	FRFF Frame first floor	255	29,193
L Living Area	AIR Air conditioning	255	775

Total additions 126,219

