

Property at 00072 WESTLAND ROAD

LT21

Prop ID 4920072

Printed 03-Feb-2026 3:19 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WELKE SARALYNN AND
 Second name: LONGMAN JONATHAN M
 Address: 72 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920072 Neigh.: Zone: R40 Vol: 767 Page: 502

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 14-Oct-2021
Resident Land	.92	140,000	APA Veteran	827,750	Sale price: 1,315,000
Resident Dwelling	1.00	685,330	DAC Veteran	10,000	Sale valid:
Resident Outbldg	1.00	28,070			

Values

Resident Excess .46 2,420
 Mkt value :
 Cost value: 1,222,600

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	855,820	Water Connecticut	Cost/sale : .9297
Total exemptions	837,750	Sewer Public sewer	Mkt/sale :
Net assessment	18,070	Gas CNG	Assmt/sale: .6508

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	.460	7,500	3,450		3,450	2,415
Residual		20,038					

1.380 acres

Total land value

203,450

142,415

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	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 9
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	01	Hot Water	Family Rooms 1
Fuel	02	Natural Gas	Full Baths 5
Attic	99	None	Masonry trim sf
Grade	53	A+	Half Baths 1
Garage	23	Attached 3 car	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Rec Room Size 1,500
Basement	04	Full with walk-o	Living area 5,721
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools 1
Air Condition	01	Central Air	# Living Units 1
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2003

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,026	464,660
Basement	Full with walk		
Heating	Yes A/C Yes		13,250
Plumbing	5 F/B 1 H/B 5 Add'l fix. 1 Wh/p	Saunas	28,500
Attic	None Attic size:		
Additions			231,142
Other Features	WB Stks RR		53,592
Sub-Total			791,144
Grade	A+	Factor 1.6500	1,305,388
CDU		C&D Factor 1.00	1,305,388
Depreciation		25 %	979,041
		Computed cost value @ 70%	685,329

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,161	52,015
G Garages	FSF Full-story fin o/gar	869	58,209
L Living Area	AIR Air conditioning	869	2,642
L Living Area	BSMT Basement addition	320	5,897
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	AIR Air conditioning	320	973
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	BSMT Basement addition	330	6,081
L Living Area	FRFF Frame first floor	330	37,779
L Living Area	AIR Air conditioning	330	1,003
L Living Area	FRFF Frame first floor	120	13,738
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 231,142

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	36	576	110.5	2022	B	80,233	50	40,100
Value at 70%			28,070				Value at 100%		40,100

