

Property at 00076 WESTLAND ROAD

LT20

Prop ID 4920076

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Administrative Information

Owner name: FAUST JUSTIN D & DEBORAH A
 Second name:
 Address: 76 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920076 Neigh.: Zone: R40 Vol: 707 Page: 1253

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	885,310
Resident Outbldg	2.00	19,320

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Mar-2017
 Sale price: 1,200,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,495,257

Summary

Total assessments	1,046,680
Total exemptions	
Net assessment	1,046,680

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2460
 Mkt/sale :
 Assmt/sale: .8722

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	.390	7,500	2,925			2,925	2,048
Residual		16,988						

1.310 acres

Total land value

202,925

142,048

Residential Dwelling Information

Subject	Code	Description	Condominium		
Style	19	Modern Colonial			
Exterior Walls	02	Wood Shingles			
Roof Material	01	Asphalt Shingles			
Roof Type	01	Gable			
Foundation	01	Poured Concrete			
Interior Walls	02	Drywall			
Floors	07	Hardwood/Carpet			
Heating System	02	Forced Hot Air			
Fuel	02	Natural Gas			
Attic	02	Unfinished			
Grade	57	AA-			
Garage	24	Attached 4 car			
Area Over Gar.	01	Fully Finished			
Basement	04	Full with walk-o			
Bsmt Fin Qual	03	Rec Room W/ Air			
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good			

Actual Year Built: 2005

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,894	634,180
Basement	Full with walk		
Heating	Yes A/C Yes		18,030
Plumbing	5 F/B 2 H/B 5 Add'l fix. 1 Wh/p Saunas		32,000
Attic	Unfinished Attic size: 1,056		14,438
Additions			152,657
Other Features	WB Stks M Stks RR		52,073
Sub-Total			903,378
Grade	AA-	Factor 1.7500	1,580,912
CDU		C&D Factor 1.00	1,580,912
Depreciation		20 %	1,264,730
		Computed cost value @ 70%	885,311

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
G Garages	FSF Full-story fin o/gar	518	34,698
L Living Area	AIR Air conditioning	518	1,575
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
G Garages	FR Attached frame LE 65	288	13,950
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	AIR Air conditioning	224	681
P Porches, Patios, Decks	DECK Wood deck	368	9,748
L Living Area	BSMT Basement addition	56	1,032
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
L Living Area	BSMT Basement addition	24	442
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	AIR Air conditioning	24	73
P Porches, Patios, Decks	FOFF Frame open first flo	258	15,719

Total additions 152,657

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	20	240	30.00	2015	C	7,200	50	3,600
Utility Shed									
RP1 Pool w/ Plastic Linr	18	36	648	74.05	2020	C	47,984	50	24,000
Value at 70%		19,320	Value at 100%		27,600				

