

Property at 00091 WESTLAND ROAD

Prop ID 4920091

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Administrative Information

Owner name: MASSARO ELIZA & MARK
 Second name:
 Address: 91 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920091 Neigh.: Zone: R40 Vol: 749 Page: 312

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Nov-2020
Resident Land	.92	140,000				Sale price: 850,000
Resident Dwelling	1.00	504,610				Sale valid:
Resident Outbldg	2.00	42,560				Values
Resident Excess	.06	330				Mkt value :
						Cost value: 982,143
Summary			Utilities		Sales ratios	
Total assessments	687,500		Water	Connecticut	Cost/sale :	1.1555
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	687,500		Gas	CNG	Assmt/sale:	.8088

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	.063	7,500	473			473	331
Residual	2,744							
		.983 acres	Total land value				200,473	140,331

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	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	01	Full	Addn'l fixtures	2
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	416
Air Condition	01	Central Air	Living area	4,795
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	2,037	466,810
Basement	Full				
Heating	Yes	A/C Yes			13,310
Plumbing	3 F/B	2 H/B	2 Add'l fix.	1 Wh/p	20,500
Attic	None		Attic size:		
Additions					99,580
Other Features		WB Stks	RR		23,926
Sub-Total					624,126
Grade	A+	Factor 1.6500			1,029,808
CDU		C&D Factor 1.00			1,029,808
Depreciation		30 %			720,866
Computed cost value @ 70%					504,606

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	770	34,498
G Garages	FSF Full-story fin o/gar	633	42,401
L Living Area	AIR Air conditioning	633	1,924
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
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	BPAT Brick/flagstone pati	252	5,747

Total additions 99,580

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	43	860	110.5	2013	C	95,073	50	47,500
RPH Res. Pool House	14	15	210	126.5	2013	C	26,576	50	13,300
Value at 70%		42,560	Value at 100%		60,800				

