

Property at 00092 WESTLAND ROAD

Prop ID 4920092

Printed 07-Feb-2024 9:10 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DYER MICHAEL & HEATHER L
 Second name:
 Address: 92 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920092 Neigh.: Zone: R40 Vol: 494 Page: 522

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 02-Apr-2004
Resident Land	.92	140,000				Sale price: 845,000
Resident Dwelling	1.00	540,910				Sale valid: Y
					Values	
Resident Excess	.57	3,010				Mkt value : Cost value: 977,029
Summary			Utilities		Sales ratios	
Total assessments		683,920	Water	Connecticut	Cost/sale :	1.1562
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		683,920	Gas	CNG	Assmt/sale:	.8094

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	.574	7,500	4,305			4,305	3,014
Residual		25,003						
		1.494 acres	Total land value				204,305	143,014

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	5
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Addn'l fixtures	4
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size	1,230
Air Condition	01	Central Air	Living area	4,854
Interior Cond	05	Good	Whirlpools	
Exterior Cond	05	Good	Saunas	
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1998				

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				2,017	462,910
Basement	Full						
Heating	Yes	A/C	Yes				13,200
Plumbing	5 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas		25,500
Attic	None			Attic size:			
Additions							126,849
Other Features		WB Stks	M Stks	RR			40,575
Sub-Total							669,034
Grade	A+	Factor 1.6500					1,103,906
CDU		C&D Factor 1.00					1,103,906
Depreciation		30 %					772,734
Computed cost value @ 70%							540,914

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	52	958
L Living Area	FRFF Frame first floor	52	5,953
L Living Area	AIR Air conditioning	52	158
G Garages	FRL Attached frame GT 65	836	37,454
L Living Area	BSMT Basement addition	45	829
L Living Area	FRFF Frame first floor	45	5,152
L Living Area	AIR Air conditioning	45	137
P Porches, Patios, Decks	FOFF Frame open first flo	105	6,397
L Living Area	FRUF Frame upper full	105	8,792
L Living Area	AIR Air conditioning	105	319
G Garages	FSF Full-story fin o/gar	618	41,396
L Living Area	AIR Air conditioning	618	1,879
P Porches, Patios, Decks	FOFF Frame open first flo	286	17,425
Total additions			126,849

