

Property at 00100 WESTLAND ROAD

Prop ID 4920100

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

Administrative Information

Owner name: SLATTERY SHARA L & MATTHEW P
 Second name:
 Address: 100 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920100 Neigh.: Zone: R40 Vol: 689 Page: 699

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	817,250
Resident Outbldg	1.00	38,990

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 26-Aug-2015
 Sale price: 1,495,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,430,271

Summary

Total assessments	1,001,190
Total exemptions	
Net assessment	1,001,190

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale :	.9567
Mkt/sale :	
Assmt/sale:	.6697

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	.942	7,500	7,065		7,065	4,946
Residual		41,034					

1.862 acres Total land value 207,065 144,946

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
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	23	Attached 3 car		
Area Over Gar.	07	Attic		
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: 2004

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	3,116	677,530
Basement	Full with walk			
Heating	Yes	A/C Yes		19,260
Plumbing	4 F/B	2 H/B	6 Add'l fix.	1 Wh/p Saunas
Attic	Unfinished			Attic size: 300
Additions				84,189
Other Features	Mason Trim WB Stks M Stks RR			74,201

Sub-Total		889,519
Grade	AA-	Factor 1.7500
CDU	C&D Factor 1.00	1,556,658
Depreciation	25 %	1,167,494
	Computed cost value @ 70%	817,246

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	938	42,024
L Living Area	UATT Unfinished attic	696	12,184
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	FOFF Frame open first flo	176	10,723
P Porches, Patios, Decks	DECK Wood deck	658	17,430

Total additions 84,189

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	50	800	110.5	2017	B	111,434	50	55,700

Value at 70% 38,990

Value at 100% 55,700

