

Property at 00101 WESTLAND ROAD

Prop ID 4920101

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Administrative Information

Owner name: DUNN EDMUND M & JUSTINE D TTEES
 Second name:
 Address: 101 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920101 Neigh.: Zone: R40 Vol: 806 Page: 1097

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 15-Jul-2021
Resident Land	.92	140,000				Sale price: 865,000
Resident Dwelling	1.00	502,060				Sale valid:
					Values	
Resident Excess	.02	130				Mkt value :
					Cost value: 917,414	
Summary			Utilities		Sales ratios	
Total assessments		642,190	Water	Connecticut	Cost/sale :	1.0606
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		642,190	Gas	CNG	Assmt/sale:	.7424

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	.024	7,500	180			180	126
Residual		1,045						
		.944 acres	Total land value				200,180	140,126

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	9
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	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	1,380
Interior Cond	05	Good	Living area	4,424
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2003	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,580	377,560
Basement	Full				
Heating	Yes	A/C Yes			10,800
Plumbing	4 F/B	1 H/B	2 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		22,000
Additions					158,531
Other Features		WB Stks	RR		48,084
Sub-Total					616,975
Grade	A	Factor 1.5500			956,311
CDU		C&D Factor 1.00			956,311
Depreciation		25 %			717,233
Computed cost value @ 70%					502,063

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	772	34,587
G Garages	FSF Full-story fin o/gar	874	58,544
L Living Area	AIR Air conditioning	874	2,657
L Living Area	BSMT Basement addition	374	6,892
L Living Area	FRFF Frame first floor	374	42,816
L Living Area	AIR Air conditioning	374	1,137
P Porches, Patios, Decks	DECK Wood deck	392	10,384
L Living Area	OVER Frame Overhang	16	1,465
L Living Area	AIR Air conditioning	16	49
Total additions			158,531

