

Property at 00104 WESTLAND ROAD

Prop ID 4920104

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Administrative Information

Owner name: MARCH CARL BOYD ANTONIO AND
 Second name: NATALIE
 Address: 104 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920104 Neigh.: Zone: R40 Vol: 731 Page: 1189

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 03-Sep-2019
Resident Land	.92	140,000				Sale price: 644,000
Resident Dwelling	1.00	478,650				Sale valid:
Resident Outbldg	2.00	18,410				Values
Resident Excess	1.22	6,420				Mkt value :
						Cost value: 919,257
Summary			Utilities		Sales ratios	
Total assessments		643,480	Water	Connecticut	Cost/sale :	1.4274
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		643,480	Gas	CNG	Assmt/sale:	.9992

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	1.223	7,500	9,173			9,173	6,421
Residual		53,274						
2.143 acres		Total land value		209,173			146,421	

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	11	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	07	Hydro Air	Full Baths	4	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	4	Rec Room Size 1,300
Grade	47	A-	Whirlpools	1	Living area 4,709
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	04	Full with walk-o	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	3	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 1998		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,750	410,760
Basement	Full with walk				
Heating	Yes	A/C Yes			11,730
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas 26,500
Attic	None		Attic size:		
Additions					176,106
Other Features		WB Stks	RR		48,579
Sub-Total					673,675
Grade	A-	Factor 1.4500			976,829
CDU		C&D Factor 1.00			976,829
Depreciation		30 %			683,780
		Computed cost value @ 70%			478,646

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	850	38,082
G Garages	FSF Full-story fin o/gar	690	46,219
L Living Area	AIR Air conditioning	690	2,098
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	AIR Air conditioning	90	274
L Living Area	BSMT Basement addition	90	1,659
L Living Area	FRFF Frame first floor	429	49,112
L Living Area	AIR Air conditioning	429	1,304
L Living Area	BSMT Basement addition	429	7,906
P Porches, Patios, Decks	DECK Wood deck	382	10,119
P Porches, Patios, Decks	BPAT Brick/flagstone pati	396	9,030

Total additions 176,106

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2001	C	4,800	50	2,400
Utility Shed									
RP1 Pool w/ Plastic Linr	16	32	512	74.05	2021	B	47,771	50	23,900
Value at 70%			18,410				Value at 100%		26,300

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Prop ID 4920104 Card 01

Scale: 1" = 8.90 feet

