

Property at 00108 WESTLAND ROAD

Prop ID 4920108

Printed 07-Feb-2024 9:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CHIU SHYH JENG AND
Second name: FERGUSON JILL E
Address: 108 WESTLAND ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 4920108 Neigh.: Zone: R40 Vol: 759 Page: 284

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	725,510
Resident Outbldg	1.00	20,860

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-May-2021
Sale price: 1,186,950
Sale valid:

Values

Mkt value :
Cost value: 1,280,686

Summary

Total assessments	896,480
Total exemptions	
Net assessment	896,480

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0790
Mkt/sale :
Assmt/sale: .7553

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	1.925	7,500	14,438		14,438	10,107
Residual		83,853					

2.845 acres Total land value 214,438 150,107

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
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	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	01	Fully Finished	Dormer linear f	
Grade	53	A+	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	750
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	7
Air Condition	01	Central Air	Rec Room Size	2,000
Interior Cond	05	Good	Living area	6,688
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	3
			Actual Year Built: 2004	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,459
Basement	Full with walk		549,230
Heating	Yes	A/C Yes	15,640
Plumbing	5 F/B	2 H/B	7 Add'l fix.
Attic	Fully Finished	1 Wh/p	Saunas
Additions		Attic size: 850	33,000
Other Features	Mason Trim WB Stks		25,685
	RR		139,396
			74,576

Sub-Total		837,527
Grade	A+	
CDU	Factor 1.6500	1,381,920
Depreciation	C&D Factor 1.00	1,381,920
	25 %	1,036,440
	Computed cost value @ 70%	725,508

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	968	43,368
G Garages	FSF Full-story fin o/gar	840	56,267
L Living Area	AIR Air conditioning	840	2,554
L Living Area	OVER Frame Overhang	34	3,114
L Living Area	AIR Air conditioning	34	103
L Living Area	OVER Frame Overhang	46	4,213
L Living Area	AIR Air conditioning	46	140
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	DECK Wood deck	1,036	27,444

Total additions 139,396

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	30	540	110.5	2005	C	59,697	50	29,800

Value at 70% 20,860

Value at 100% 29,800

