

Property at 00112 WESTLAND ROAD

Prop ID 4920112

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Administrative Information

Owner name: DEGRAW G ALLEN & ELENI K
 Second name:
 Address: 112 WESTLAND ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 4920112 Neigh.: Zone: R40 Vol: 668 Page: 714

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Oct-2013
Resident Land	.92	140,000				Sale price: 1,250,000
Resident Dwelling	1.00	767,030				Sale valid:
Resident Outbldg	1.00	27,860				Values
Resident Excess	.21	1,120				Mkt value :
						Cost value: 1,337,157
Summary			Utilities		Sales ratios	
Total assessments		936,010	Water	Connecticut	Cost/sale :	1.0697
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		936,010	Gas	CNG	Assmt/sale:	.7488

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	.214	7,500	1,605			1,605	1,124
Residual		9,322						
1.134 acres		Total land value		201,605			141,124	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	6
Heating System	07	Hydro Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	53	A+	Full Baths	6
Garage	24	Attached 4 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Rec Room Size	1,200
Bsmt Fin Qual	03	Rec Room W/ Air	Living area	6,326
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	518,880
Basement	Full with walk		2,180	
Heating	Yes	A/C Yes		14,100
Plumbing	6 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				36,500
Other Features	WB Stks	RR		330,660
				48,573
Sub-Total				948,713
Grade	A+	Factor 1.6500		1,565,376
CDU		C&D Factor 1.00		1,565,376
Depreciation		30 %		1,095,763
		Computed cost value @ 70%		767,034

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,068	47,849
G Garages	FSF Full-story fin o/gar	530	35,502
L Living Area	AIR Air conditioning	530	1,611
L Living Area	BSMT Basement addition	1,292	23,809
L Living Area	MAFF Masonry first floor	1,292	153,326
L Living Area	UATT Unfinished attic	1,292	22,618
P Porches, Patios, Decks	MOFF Masonry open first f	320	21,836
L Living Area	BSMT Basement addition	144	2,654
L Living Area	MAFF Masonry first floor	144	17,089
L Living Area	AIR Air conditioning	144	438
L Living Area	AIR Air conditioning	1,292	3,928
Total additions			330,660

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	40	720	110.5		C	79,596	50	39,800
Value at 70%	27,860		Value at 100%		39,800				

