

Property at 00055 NOTTINGHAM RIDGE

Prop ID 4930055

Printed 07-Feb-2024 9:14 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WESTRICK GLENN E & TERESA R
 Second name:
 Address: 55 NOTTINGHAM RIDGE
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 4930055 Neigh.: Zone: R40 Vol: 647 Page: 299

Assessments

Assmt category	Qty	Amount
Resident Land	.92	122,500
Resident Dwelling	1.00	460,140

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Sep-2012
 Sale price: 720,000
 Sale valid:

Values

Mkt value :
 Cost value: 843,214

Summary

Total assessments	590,250
Total exemptions	
Net assessment	590,250

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1711
 Mkt/sale :
 Assmt/sale: .8198

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	175,000	175,000			175,000	122,500
Primary Site		40,075						
RES	12	1.450	7,500	10,875			10,875	7,613
Residual		63,162						

2.370 acres

Total land value

185,875

130,113

Building Valuation Summary

Dwelling	Masonry	1 1/2 story w/bsmt	Area	2,432	488,730
Basement	Full				
Heating	Yes	A/C Yes			13,500
Plumbing	3 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas 22,500
Attic	None			Attic size:	
Additions					71,865
Other Features		WB Stks			9,250

Sub-Total		605,845
Grade A	Factor 1.5500	939,060
CDU	C&D Factor 1.00	939,060
Depreciation	30 %	657,342
	Computed cost value @ 70%	460,139

Building additions

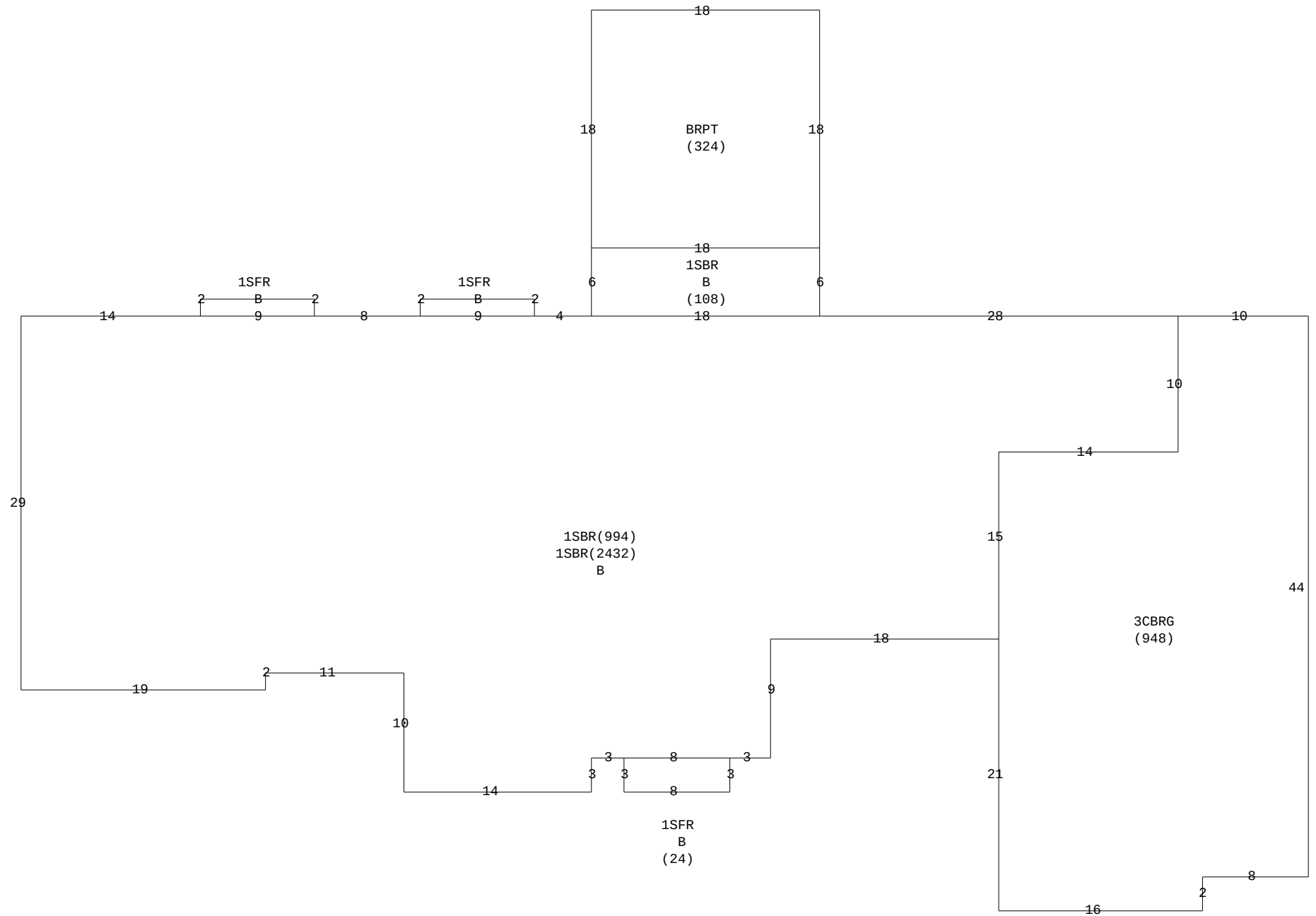
Category	Type	Area	Value
G Garages	MAL Attached masonry GT	948	42,472
L Living Area	BSMT Basement addition	108	1,990
L Living Area	MAFF Masonry first floor	108	12,817
L Living Area	AIR Air conditioning	108	328
P Porches, Patios, Decks	BPAT Brick/flagstone pati	324	7,388
L Living Area	FRFF Frame first floor	18	2,061
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L Living Area	FRFF Frame first floor	24	2,748

Total additions 71,865

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	06	Brick	
Roof Material	01	Asphalt Shingles	Story Height 1.5
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 8
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	Masonry trim sf
Garage	23	Attached 3 car	Half Baths 2
Area Over Gar.	99	None	Finish bsmt sz
Basement	01	Full	Rec Room Size
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 6
Air Condition	01	Central Air	Living area 3,594
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	Saunas
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1999

Scale: 1" = 10.56 feet



ANDREW P PAPANEK LIVING TRUST
V 647 P 982 PAPANEK EST OF ANDREW 9/12/12