

Property at 00044 WEATHERSTONE

Prop ID 6380044

Printed 12-Nov-2025 8:44 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GUPTA MONIKA
 Second name:
 Address: 44 WEATHERSTONE
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 08 011
 Lot: 6380044 Neigh.: Zone: R40 Vol: 802 Page: 302

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.01	50
Resident Dwelling	1.00	597,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Apr-2025
 Sale price: 265,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,053,000

Summary

Total assessments	737,100
Total exemptions	
Net assessment	737,100

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.9736
 Mkt/sale :
 Assmt/sale: 2.7815

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	.010	7,500	75			75	53
Residual		436						

.930 acres

Total land value

200,075

140,053

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full with walk		1,742	409,200
Heating	Yes	A/C Yes		11,690
Plumbing	4 F/B	1 H/B	2 Add'l fix.	Wh/p Saunas 19,500
Attic	None		Attic size:	
Additions				140,770
Other Features	Mason Trim		M Stks	7,065

Sub-Total		588,225
Grade	A-	Factor 1.4500 852,926
CDU		C&D Factor 1.00 852,926
Depreciation		% 852,926
		Computed cost value @ 70% 597,048

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	972	43,548
G Garages	FSF Full-story fin o/gar	738	49,434
L Living Area	AIR Air conditioning	738	2,244
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	BSMT Basement addition	162	2,985
L Living Area	FRFF Frame first floor	162	18,546
L Living Area	AIR Air conditioning	162	492
P Porches, Patios, Decks	DECK Wood deck	260	6,887
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	AIR Air conditioning	42	128

Total additions 140,770

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	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf 240
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures 2 Rec Room Size
Grade	47	A-	Whirlpools Living area 4,426
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks 1
Basement	04	Full with walk-o	W/B stacks
Bsmt Fin Qual	01	Unfinished	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2025

