

Property at 00061 WEATHERSTONE

Prop ID 6380061

Printed 21-May-2026 9:16 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEE LARRY
Second name:
Address: 61 WEATHERSTONE
City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 08 011
Lot: 6380061 Neigh.: Zone: R40 Vol: 802 Page: 910

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.08	420
Resident Dwelling	1.00	505,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 25-Apr-2025
Sale price: 265,000
Sale valid:

Values

Mkt value :
Cost value: 923,286

Summary

Total assessments	646,300
Total exemptions	
Net assessment	646,300

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.4841
Mkt/sale :
Assmt/sale: 2.4389

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	.080	7,500	600			600	420
Residual		3,485						

1.000 acres

Total land value

200,600

140,420

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	2,170	332,060
Basement	Full			
Heating	Yes	A/C Yes		9,470
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	Saunas 15,000
Attic	Fully finished w/WH	Attic size: 738		27,662
Additions				111,216
Other Features		M Stks		3,000

Sub-Total			498,408
Grade	A-	Factor 1.4500	722,692
CDU		C&D Factor 1.00	722,692
Depreciation		%	722,692
		Computed cost value @ 70%	505,884

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	873	39,112
G Garages	FSF Full-story fin o/gar	492	32,956
L Living Area	AIR Air conditioning	492	1,496
P Porches, Patios, Decks	FOFF Frame open first flo	186	11,332
P Porches, Patios, Decks	FOFF Frame open first flo	432	26,320

Total additions 111,216

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	20	Modern Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	04	Fully finished w	Dormer linear f	
Grade	47	A-	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,401
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2025				

