

Property at 00041 WESTRIDGE DRIVE

Prop ID 4560041

Printed 15-Feb-2019 2:26 AM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	KHOROSH NELLY
Second name:	
Address:	41 WESTRIDGE DRIVE
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,458	178,820
Basement	Full with walk		
Heating	Yes A/C Yes		5,420
Plumbing	3 F/B H/B Add'l fix. Wh/p Saunas		7,200
Attic	None Attic size:		
Additions			51,734
Other Features	WB Stks Bsmt Gar		22,545
Sub-Total			265,719
Grade	C+	Factor 1.0800	286,977
CDU		C&D Factor 1.00	286,977
Depreciation		35 %	186,535
Computed cost value @ 70%			130,575

Location Information						
Map: 007	Clerk map:					
Lot: 4560041	Neigh.:	Zone: R40	Vol: 379 Page: 488			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 22-Dec-1995	
Resident Land	.69	87,500			Sale price: 125,000	
Resident Dwelling	1.00	130,570			Sale valid:	
Resident Outbldg	2.00	15,510			Values	
Resident Excess	.14	740			Mkt value :	
Summary			Utilities		Sales ratios	
Total assessments	234,320		Water	Well	Cost/sale :	2.6779
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	234,320		Gas	None	Assmt/sale:	1.8746

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	48	3,256
P Porches, Patios, Decks	FOFF Frame open first flo	240	10,831
L Living Area	FRFF Frame first floor	130	11,024
L Living Area	AIR Air conditioning	130	293
P Porches, Patios, Decks	FEFF Frame enclosed first	160	11,302
L Living Area	FRFF Frame first floor	160	13,568
L Living Area	AIR Air conditioning	160	360
P Porches, Patios, Decks	UTIL Utility building	52	1,100
Total additions			51,734

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	125,000	125,000		125,000	87,500
Primary Site		30,056					
RES	12	.140	7,500	1,050		1,050	735
Residual		6,098					
.830 acres				Total land value		126,050	88,235

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	3 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	3 Masonry trim sf
Fuel	01	Oil	Half Baths	Finish bsmt sz 552
Attic	99	None	Addn'l fixtures	Rec Room Size
Grade	33	C+	Whirlpools	Living area 1,796
Garage	12	Basement 2 car	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	05	Living Area W/ A	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1967	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	25	24	600	30.48		C	18,288	50	9,140
Block Detach Garage									
RP2 Pool w/ Prefab Vinyl	16	42	672	38.76		C	26,047	50	13,020
Value at 70%			15,512	Value at 100%			22,160		

