

Property at 00046 WESTRIDGE DRIVE

Prop ID 4560046

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Administrative Information	
Owner name:	BOUNDY SHAYNE & SHEILA
Second name:	
Address:	46 WESTRIDGE DRIVE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	910
Basement	Full		159,080
Heating	Yes	A/C No	
Plumbing	1 F/B	1 H/B Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	2,400
Additions			32,900
Other Features	WB Stks	Unfin	3,500
			5,000
Sub-Total			199,380
Grade	C+	Factor 1.0800	215,330
CDU		C&D Factor 1.00	215,330
Depreciation		30 %	150,730
		Computed cost value @ 70%	105,510

Location Information					
Map: 007	Clerk map:				
Lot: 4560046	Neigh.:	Zone: R40	Vol: 595 Page: 667		
Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Sep-2009
Resident Land	.69	87,500			Sale price: 275,000
Resident Dwelling	1.00	105,510			Sale valid:
Resident Excess	.14	740			Values
					Mkt value :
					Cost value: 276,790
Summary			Utilities		Sales ratios
Total assessments		193,750	Water	None	Cost/sale : 1.0065
Total exemptions			Sewer	None	Mkt/sale :
Net assessment		193,750	Gas	None	Assmt/sale: .7045

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	271	18,200
G Garages	FR Attached frame LE 65	440	14,700

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	125,000				125,000	87,500
Primary Site		30,056						
RES	12	.140	7,500				1,050	740
Residual		6,098						
				.8300 acres	Total land value		126,050	88,240

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	1,610
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	99	None	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Total additions 32,900

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