

Property at 00003 FOREST HILLS DRIVE

Prop ID 2300003

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Administrative Information

Owner name: DASGUPTA LESLEY
 Second name:
 Address: 3 FOREST HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 2300003 Neigh.: Zone: R40 Vol: 779 Page: 1099

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	12-Oct-2022
Resident Land	.92	87,500			Sale price:	324,900
Resident Dwelling	1.00	96,660			Sale valid:	
					Values	
Resident Excess	1.08	5,670			Mkt value :	
					Cost value:	271,186
Summary			Utilities		Sales ratios	
Total assessments		189,830	Water	Well	Cost/sale :	.8347
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		189,830	Gas	None	Assmt/sale:	.5843

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	125,000	125,000		125,000	87,500
Primary Site		40,075					
RES	12	1.080	7,500	8,100		8,100	5,670
Residual		47,045					
2.000 acres				Total land value		133,100	93,170

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	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	2
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	Living area 1,014
Area Over Gar.	99	None	Saunas	# Living Units
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	
Air Condition	99	None	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1945	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	676
Basement	Full		175,280
Heating	Yes	A/C No	
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	None	Attic size:	
Additions			37,162
Other Features			
Sub-Total			212,442
Grade	C	Factor 1.0000	212,442
CDU		C&D Factor 1.00	212,442
Depreciation		35 %	138,087
Computed cost value @ 70%			96,661

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	188	17,928
G Garages	FR Attached frame LE 65	400	18,320
P Porches, Patios, Decks	UTIL Utility building	32	914
Total additions			37,162

