

Property at 00004 HILLCREST DRIVE

Prop ID 2740004

Printed 05-Jun-2025 8:39 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WEBER ANDREA &
Second name: BEAN JOSHUA
Address: 4 HILLCREST DRIVE
City/state: AVON CT Zip: 06001

-Location Information-

Map: 037 Clerk map:
Lot: 2740004 Neigh.: SL Zone: R15 Vol: 763 Page: 037

Assessments

Assmt category	Qty	Amount
Resident Land	.22	70,000
Resident Dwelling	1.00	91,510

-Exemptions

Exempt	Cat	Amount
--------	-----	--------

-Last sale-

Sale date:	19-Jul-2021
Sale price:	190,000
Sale valid:	

—Values—

Mkt value :	
Cost value:	230,729

Summary

Total assessments	161,510
Total exemptions	
Net assessment	161,510

- Utilities

Water	Well
Sewer	Public sewer
Gas	None

- Sales ratios:

Cost/sale :	1.2144
Mkt/sale :	
Assmt/sale:	.8501

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.220	100,000	100,000		100,000	70,000
Primary Site		9,583					

.220 acres	Total land value	100,000	70
------------	------------------	---------	----

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	02	Cape				
Exterior Walls	03	Aluminum Siding				
Roof Material	01	Asphalt Shingles	Story Height 1.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	5	Garage cars	1
Interior Walls	01	Plaster	Bedrooms	2	Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	1	Masonry trim sf	
Fuel	01	Oil	Half Baths		Finish bsmt sz	
Attic	01	Fully Finished	Addn'l fixtures		Rec Room Size	
Grade	30	C	Whirlpools		Living area	1,164
Garage	11	Basement 1 car	Saunas		# Living Units	
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	1		
Air Condition	99	None				
Interior Cond	03	Fair				
Exterior Cond	03	Fair	Actual Year Built: 1940			

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		576	122,300
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p
Attic	Fully Finished		Attic size: 600	Saunas
Additions				
Other Features		WB Stks	Bsmt Gar	
				20,464
				48,103
				10,250

Sub-Total		201,117
Grade C	Factor 1.0000	201,117
CDU	C&D Factor 1.00	201,117
Depreciation	35 %	130,726
	Computed cost value @ 70%	91,508

Building additions

Category	Type	Area	Value
L Living Area	FRFF	144	16,485
L Living Area	BSMT	144	2,654
L Living Area	FRFF	156	17,859
P Porches, Patios, Decks	FEFF	96	9,155
P Porches, Patios, Decks	FOFF	32	1,950

Total additions	48,103
-----------------	--------

