

Property at 00007 HILLCREST DRIVE

Prop ID 2740007

Printed 06-Feb-2024 1:44 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NICOTERA PAUL J
 Second name:
 Address: 7 HILLCREST DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 2740007 Neigh.: SL Zone: R15 Vol: 607 Page: 1135

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	116,050
Resident Outbldg	1.00	1,050

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 29-Jun-2010
 Sale price: 185,000
 Sale valid: 14

Values

Mkt value :
 Cost value: 269,914

Summary

Total assessments	188,940
Total exemptions	
Net assessment	188,940

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4590
 Mkt/sale :
 Assmt/sale: 1.0213

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	100,000	100,000			100,000	70,000
Primary Site 14,810								
RES	12	.350	7,500	2,625			2,625	1,838
Residual 15,246								

.690 acres Total land value 102,625 71,838

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	08	Raised Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
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	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1989	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,200	204,410
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					15,005
Other Features	WB Stks		Bsmt Gar		11,750
Sub-Total					236,165
Grade	C+	Factor 1.0800			255,058
CDU		C&D Factor 1.00			255,058
Depreciation		35 %			165,788
Computed cost value @ 70%					116,052

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	54	4,946
L Living Area	OVER Frame Overhang	30	2,748
P Porches, Patios, Decks	DECK Wood deck	276	7,311

Total additions 15,005

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00	2018	C	3,000	50	1,500
Utility Shed									
Value at 70%					1,050	Value at 100%			
						1,500			

