

Property at 00015 WEST HILLS DRIVE

Prop ID 4530015

Printed 07-Feb-2024 6:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: VALLEE DEVIN J
Second name:
Address: 15 WEST HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 12 005
Lot: 4530015 Neigh.: Zone: R40 Vol: 722 Page: 605

Assessments

Assmt category	Qty	Amount
Resident Land	.92	70,000
Resident Dwelling	1.00	544,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-Aug-2018
Sale price: 675,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
1.91	10,040			891,714

Summary

Total assessments	624,200
Total exemptions	
Net assessment	624,200

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.3211
Mkt/sale :
Assmt/sale: .9247

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		.50	100,000	70,000
Primary Site		40,075						
RES	12	1.912	7,500	14,340			14,340	10,038
Residual		83,287						

2.832 acres	Total land value	114,340	80,038
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Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	2
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	650
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,864
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2008	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	532,630
Basement	Full with walk		2,374	
Heating	Yes	A/C Yes		15,170
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				72,806
Other Features	WB Stks	RR		23,040

Sub-Total		670,146
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	971,712
Depreciation	20 %	971,712
	Computed cost value @ 70%	777,370
		544,159

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
P Porches, Patios, Decks	DECK Wood deck	372	9,854
P Porches, Patios, Decks	FOFF Frame open first flo	200	12,185
L Living Area	OVER Frame Overhang	116	10,624

Total additions	72,806
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