

Property at 00025 WEST HILLS DRIVE

Prop ID 4530025

Printed 20-May-2025 2:11 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NEWMAN NANCY J TRUSTEE
 Second name:
 Address: 57 PHEASANT CHASE
 City/state: WEST HARTFORD CT Zip: 06117

Location Information

Map: 018 Clerk map: 12 029
 Lot: 4530025 Neigh.: Zone: R40 Vol: 803 Page: 309

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	480,180

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-May-2025
 Sale price: 1,175,000
 Sale valid:

Values

Mkt value :
 Cost value: 840,600

Summary

Total assessments	588,420
Total exemptions	
Net assessment	588,420

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7154
 Mkt/sale :
 Assmt/sale: .5008

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		.25	150,000	105,000
Primary Site		40,075						
RES	12	.618	7,500	4,635			4,635	3,245
Residual		26,920						

1.538 acres

Total land value

154,635

108,245

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	325,420
Basement	Full with walk		1,313	
Heating	Yes	A/C Yes		9,330
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				141,614
Other Features		M Stks RR		21,796

Sub-Total		520,660
Grade	A	Factor 1.5500
CDU		C&D Factor 1.00
Depreciation		15 %
		Computed cost value @ 70%
		480,179

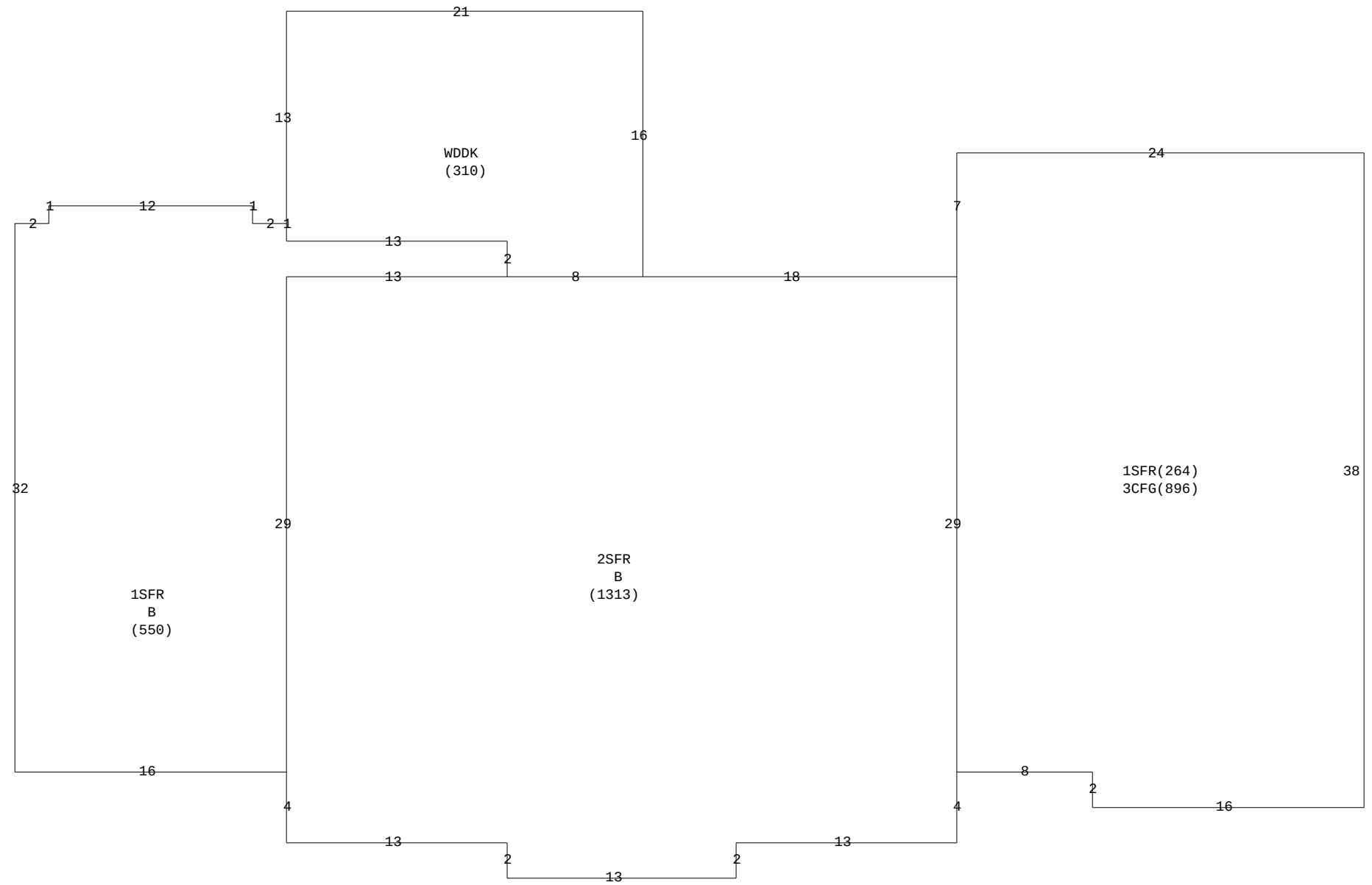
Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
G Garages	FSF Full-story fin o/gar	264	17,684
L Living Area	AIR Air conditioning	264	803
L Living Area	BSMT Basement addition	550	10,135
L Living Area	FRFF Frame first floor	550	62,965
L Living Area	AIR Air conditioning	550	1,672
P Porches, Patios, Decks	DECK Wood deck	310	8,212

Total additions 141,614

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 9
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Unfinished area
Fuel	02	Natural Gas	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	50	A	Masonry trim sf
Garage	23	Attached 3 car	Half Baths 1
Area Over Gar.	01	Fully Finished	Finish bsmt sz
Basement	04	Full with walk-o	Addn'l fixtures 3
Bsmt Fin Qual	03	Rec Room W/ Air	Rec Room Size 750
Air Condition	01	Central Air	Living area 3,440
Interior Cond	05	Good	Whirlpools 1
Exterior Cond	05	Good	# Living Units 1
			M/F stacks 1
			W/B stacks
			W/B openings
			Actual Year Built: 2013



2022 IRREVOCABLE TRST FOR BENEFIT OF JACK H NEWMAN V803 P309 5-13-25