

Property at 00030 WEST HILLS DRIVE

Prop ID 4530030

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Administrative Information

Owner name: PURCELL TODD A & STACI B
Second name:
Address: 30 WEST HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 09 064
Lot: 4530030 Neigh.: Zone: R40 Vol: 632 Page: 394

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	469,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Nov-2011
Sale price: 320,000
Sale valid:

Values

Mkt value :
Cost value: 873,129

Summary

Total assessments	611,190
Total exemptions	
Net assessment	611,190

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 2.7285
Mkt/sale :
Assmt/sale: 1.9100

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	200,000	200,000			200,000	140,000
Primary Site		40,075						
RES	12	.388	7,500	2,910			2,910	2,037
Residual		16,901						

1.308 acres Total land value 202,910 142,037

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	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Half bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	3,708
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2011	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,809	422,290
Basement	Full				
Heating	Yes	A/C Yes			12,060
Plumbing	3 F/B	1 H/B 3 Add'l fix.	Wh/p	Saunas	15,000
Attic	None	Attic size:			
Additions					56,351
Other Features		M Stks			3,000

Sub-Total				508,701
Grade	A	Factor 1.5500		788,487
CDU		C&D Factor 1.00		788,487
Depreciation		15 %		670,214
		Computed cost value @ 70%		469,150

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	726	32,526
L Living Area	BSMT Basement addition	90	1,659
L Living Area	FRFF Frame first floor	90	10,303
L Living Area	AIR Air conditioning	90	274
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011
P Porches, Patios, Decks	BPAT Brick/flagstone pati	420	9,578

Total additions 56,351

