

Property at 00035 WEST HILLS DRIVE

Prop ID 4530035

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Administrative Information

Owner name: MENDEL DAVID AND
 Second name: MITTAL ASHITA
 Address: 35 WEST HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 12 005
 Lot: 4530035 Neigh.: Zone: R40 Vol: 817 Page: 520

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	563,220

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 12-Aug-2026
 Sale price: 1,600,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,004,800

Summary

Total assessments	703,360	
Total exemptions		
Net assessment	703,360	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	CNG	

Sales ratios

Cost/sale : .6280
 Mkt/sale :
 Assmt/sale: .4396

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	.026	7,500	195			195	137
Residual		1,133						

.946 acres

Total land value

200,195

140,137

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,885	437,130
Basement	Full with walk			
Heating	No	A/C Yes		12,480
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished		Attic size: 352	15,285
Additions				108,310
Other Features		M Stks		6,000

Sub-Total			610,705
Grade	A	Factor 1.5500	946,593
CDU		C&D Factor 1.00	946,593
Depreciation		15 %	804,604
		Computed cost value @ 70%	563,223

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	826	37,006
G Garages	FSF Full-story fin o/gar	610	40,860
L Living Area	AIR Air conditioning	610	1,854
P Porches, Patios, Decks	DECK Wood deck	336	8,901
P Porches, Patios, Decks	BPAT Brick/flagstone pati	150	3,421
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	84	9,616
L Living Area	AIR Air conditioning	84	255

Total additions 108,310

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	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 11
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpeti	Bedrooms 5
Heating System	08	Geothermal	Family Rooms 1
Fuel	03	Electric	Full Baths 5
Attic	01	Fully Finished	Half Baths 2
Grade	50	A	Finish bsmt sz
Garage	23	Attached 3 car	Addn'l fixtures 4
Area Over Gar.	01	Fully Finished	Rec Room Size
Basement	04	Full with walk-o	Living area 4,816
Bsmt Fin Qual	01	Unfinished	Whirlpools 1
Air Condition	01	Central Air	# Living Units 1
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2010

