

Property at 00036 WEST HILLS DRIVE

Prop ID 4530036

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Administrative Information

Owner name: RUSSO PAUL G AND MIRELLA J
Second name:
Address: 36 WEST HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4530036 Neigh.: Zone: R40 Vol: 615 Page: 1173

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	470,290

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Nov-2010
Sale price: 320,000
Sale valid:

Values

Resident Excess	.03	160
Mkt value :		
Cost value:		872,071

Summary

Total assessments	610,450
Total exemptions	
Net assessment	610,450

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 2.7252
Mkt/sale :
Assmt/sale: 1.9077

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	.030	7,500	225			225	158
Residual		1,307						

.950 acres	Total land value	200,225	140,158

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,861	432,440
Basement	Full				
Heating	Yes	A/C Yes			12,340
Plumbing	4 F/B	1 H/B	3 Add'l fix.	1 Wh/p	Saunas 22,500
Attic	None			Attic size:	
Additions					53,528
Other Features		M Stks RR			24,302

Sub-Total				545,110
Grade	A-	Factor 1.4500		790,410
CDU		C&D Factor 1.00		790,410
Depreciation		15 %		671,849
		Computed cost value @ 70%		470,294

Building additions

Category	Type		Area	Value
G Garages	FRL Attached frame GT 65		816	36,558
L Living Area	UATT Unfinished attic		510	8,928
P Porches, Patios, Decks	FOFF Frame open first flo		132	8,042

Total additions 53,528

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 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	01	Hardwood	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size 850
Grade	47	A-	Whirlpools 1 Living area 3,722
Garage	23	Attached 3 car	Saunas # Living Units 1
Area Over Gar.	07	Attic	M/F stacks 1
Basement	01	Full	W/B stacks
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 2010

