

Property at 00039 WEST HILLS DRIVE

Prop ID 4530039

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Administrative Information

Owner name: WANG DAVID N & CHEN ANGELA
 Second name:
 Address: 39 WEST HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4530039 Neigh.: Zone: R40 Vol: 651 Page: 1121

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Outbldg	1.00	1,260
Resident Dwelling	1.00	534,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Dec-2012
 Sale price: 900,000
 Sale valid:

Values

Mkt value :
 Cost value: 965,129

Summary

Total assessments	675,590
Total exemptions	
Net assessment	675,590

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.0724
 Mkt/sale :
 Assmt/sale: .7507

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	.044	7,500	330			330	231
Residual		1,917						

.964 acres

Total land value

200,330

140,231

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	07	Hardwood/Carpet	Bedrooms	5
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	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	600
Interior Cond	05	Good	Living area	4,244
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2010	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,717	404,320
Basement	Full				
Heating	Yes	A/C Yes			11,550
Plumbing	4 F/B	3 H/B	6 Add'l fix.	Wh/p	28,500
Attic	None		Attic size:		
Additions					109,968
Other Features		WB Stks M Stks RR			24,787
Sub-Total					579,125
Grade	A	Factor 1.5500			897,644
CDU		C&D Factor 1.00			897,644
Depreciation		15 %			762,997
Computed cost value @ 70%					534,098

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	875	39,202
G Garages	FSF Full-story fin o/gar	770	51,578
L Living Area	AIR Air conditioning	770	2,341
P Porches, Patios, Decks	DECK Wood deck	240	6,358
L Living Area	FRFF Frame first floor	40	4,579
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
P Porches, Patios, Decks	FOFF Frame open first flo	45	2,742

Total additions 109,968

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2011	C	3,600	50	1,800
Utility Shed									
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