

Property at 00040 WEST HILLS DRIVE

Prop ID 4530040

Printed 07-Feb-2024 6:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GAUTHIER KEVIN J & Ayme B
 Second name:
 Address: 40 WEST HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map: 10 002
 Lot: 4530040 Neigh.: Zone: R40 Vol: 723 Page: 733

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	683,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 09-Oct-2018
 Sale price: 870,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,177,214

Summary

Total assessments	824,050	
Total exemptions		
Net assessment	824,050	

Utilities

Water	Connecticut	
Sewer	Public sewer	
Gas	None	

Sales ratios

Cost/sale : 1.3531
 Mkt/sale :
 Assmt/sale: .9472

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	.104	7,500	780			780	546
Residual		4,530						

1.024 acres

Total land value

200,780

140,546

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	6
Attic	01	Fully Finished	Half Baths	2
Grade	50	A	Addtn'l fixtures	5
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	01	Central Air	W/B stacks	3
Interior Cond	05	Good	W/B openings	3
Exterior Cond	05	Good	Actual Year Built: 2008	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,100	479,120
Basement	Full			
Heating	Yes	A/C Yes		13,660
Plumbing	6 F/B	2 H/B	5 Add'l fix.	Wh/p Saunas
Attic	Fully Finished		Attic size: 520	18,793
Additions				194,693
Other Features	WB Stks	RR		46,675
Sub-Total				787,441
Grade	A	Factor 1.5500		1,220,534
CDU		C&D Factor 1.00		1,220,534
Depreciation		20 %		976,427
		Computed cost value @ 70%		683,499

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	736	49,300
L Living Area	AIR Air conditioning	736	2,237
L Living Area	BSMT Basement addition	556	10,246
L Living Area	FRFF Frame first floor	556	63,651
L Living Area	AIR Air conditioning	556	1,690
P Porches, Patios, Decks	FOFF Frame open first flo	334	20,349
L Living Area	FRUF Frame upper full	70	5,861
L Living Area	AIR Air conditioning	70	213
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437

Total additions 194,693

