

Property at 00043 WEST HILLS DRIVE

Prop ID 4530043

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Administrative Information

Owner name: SAHANI RAJINA N &
 Second name: GURENDER S TRUSTEES
 Address: 43 WEST HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4530043 Neigh.: Zone: R40 Vol: 743 Page: 1178

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	647,440

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Aug-2011
 Sale price: 320,000
 Sale valid: 7

Values

Mkt value :
 Cost value: 1,124,914

Summary

Total assessments	787,440
Total exemptions	
Net assessment	787,440

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 3.5154
 Mkt/sale :
 Assmt/sale: 2.4608

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.921	200,000	200,000			200,000	140,000
Primary Site		40,119						

.921 acres Total land value 200,000 140,000

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	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Full Baths	5
Grade	50	A	Half Baths	1
Garage	23	Attached 3 car	Masonry trim sf	750
Area Over Gar.	01	Fully Finished	Finish bsmt sz	
Basement	04	Full with walk-o	Rec Room Size	800
Bsmt Fin Qual	03	Rec Room W/ Air	Living area	4,988
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	# Living Units	1
Exterior Cond	05	Good	Actual Year Built: 2011	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				2,494	556,060
Heating	Yes	A/C Yes				15,830
Plumbing	5 F/B	1 H/B	4 Add'l fix.	1 Wh/p	Saunas	28,000
Attic	None	Attic size:				
Additions						55,878
Other Features	Mason Trim	WB Stks	RR			46,253

Sub-Total					702,021
Grade	A	Factor	1.5500		1,088,133
CDU		C&D Factor	1.00		1,088,133
Depreciation			15 %		924,913
		Computed cost value @ 70%			647,439

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	912	40,859
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
P Porches, Patios, Decks	DECK Wood deck	360	9,536

Total additions 55,878

