

Property at 00044 WEST HILLS DRIVE

Prop ID 4530044

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Administrative Information

Owner name: DICKSEN DANIEL & SHERIZA
Second name:
Address: 44 WEST HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4530044 Neigh.: Zone: R40 Vol: 803 Page: 1138

Assessments

Assmt category	Qty	Amount
Resident Land	.93	140,000
Resident Dwelling	1.00	466,310

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 03-Jun-2025
Sale price: 1,180,000
Sale valid:

Values

Mkt value :
Cost value: 866,157

Summary

Total assessments	606,310
Total exemptions	
Net assessment	606,310

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .7340
Mkt/sale :
Assmt/sale: .5138

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.927	200,000	200,000			200,000	140,000
Primary Site		40,380						

.927 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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	950
Interior Cond	05	Good	Living area	3,372
Exterior Cond	05	Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
			Actual Year Built: 2015	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,235	310,190
Basement	Full with walk			
Heating	Yes	A/C Yes		8,900
Plumbing	4 F/B	1 H/B	4 Add'l fix.	Wh/p Saunas 20,500
Attic	None			Attic size:
Additions				144,067
Other Features	M Stks RR			26,808

Sub-Total		510,465
Grade	A-	Factor 1.4500
CDU	C&D Factor 1.00	740,174
Depreciation	10 %	740,174
	Computed cost value @ 70%	666,157
		466,310

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	896	40,143
G Garages	FSF Full-story fin o/gar	244	16,344
L Living Area	AIR Air conditioning	244	742
L Living Area	BSMT Basement addition	538	9,914
L Living Area	FRFF Frame first floor	538	61,591
L Living Area	AIR Air conditioning	538	1,636
L Living Area	FRUF Frame upper full	120	10,048
L Living Area	AIR Air conditioning	120	365
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284

Total additions 144,067

