

Property at 00047 WEST HILLS DRIVE

Prop ID 4530047

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Administrative Information

Owner name: LACHANCE MICHAEL & LAURA
 Second name:
 Address: 47 WEST HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4530047 Neigh.: Zone: R40 Vol: 583 Page: 166

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Dwelling	1.00	907,100
Resident Outbldg	1.00	30,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Dec-2008
 Sale price: 450,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,544,471

Summary

Total assessments	1,081,130
Total exemptions	
Net assessment	1,081,130

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.4322
 Mkt/sale :
 Assmt/sale: 2.4025

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	.589	7,500	4,418			4,418	3,093
Residual		25,657						

1.509 acres

Total land value

204,418

143,093

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	11
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	12	Natural Gas	Full Baths	7
Attic	99	None	Half Baths	1
Grade	50	A	Addn'l fixtures	2
Garage	24	Attached 4 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	1
Basement	04	Full with walk-o	M/F stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2008	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	4,451
Basement	Full with walk		818,120
Heating	Yes	A/C Yes	23,200
Plumbing	7 F/B	1 H/B 2 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			109,841
Other Features		M Stks RR	56,881
Sub-Total			1,045,042
Grade	A	Factor 1.5500	1,619,815
CDU		C&D Factor 1.00	1,619,815
Depreciation		20 %	1,295,852
		Computed cost value @ 70%	907,096

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,110	49,730
G Garages	FSF Full-story fin o/gar	650	43,540
L Living Area	AIR Air conditioning	650	1,976

P Porches, Patios, Decks	BPAT Brick/flagstone pati	640	14,595
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Total additions 109,841

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5	2009	C	88,440	50	44,200
Value at 70%	30,940						Value at 100%		44,200

Scale: 1" = 12.22 feet