

Property at 00041 WOODFORD HILLS DRIVE

Prop ID 4680041

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Administrative Information

Owner name: ARONSON MITCHELL R & CYNTHIA A
 Second name:
 Address: 41 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680041 Neigh.: Zone: RU2A Vol: 786 Page: 1009

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 01-Aug-2023	
Resident Land	2.00 122,500			Sale price: 630,000	
Resident Dwelling	1.00 388,390			Sale valid:	
				Values	
Resident Excess	.20 1,050			Mkt value :	
				Cost value: 731,343	
Summary		Utilities		Sales ratios	
Total assessments	511,940	Water Well		Cost/sale :	1.1609
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	511,940	Gas CNG		Assmt/sale:	.8126

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000		175,000	122,500
Primary Site		87,120					
RES	12	.200	7,500	1,500		1,500	1,050
Residual		8,712					
2.200 acres		Total land value		176,500		123,550	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	3
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	03	Partially finish	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	05	Half Story Finis	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,447
Exterior Cond	05	Good	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1988	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	2,843	420,620
Basement	Full		
Heating	Yes A/C Yes		11,970
Plumbing	3 F/B 2 H/B 6 Add'l fix.	Wh/p Saunas	20,000
Attic	Partially finished	Attic size: 794	18,161
Additions			148,044
Other Features	WB Stks		13,500
Sub-Total			632,295
Grade	B+	Factor 1.3500	853,598
CDU		C&D Factor 1.00	853,598
Depreciation		35 %	554,839
		Computed cost value @ 70%	388,387

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
L Living Area	OVER Frame Overhang	20	1,832
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L Living Area	FRFF Frame first floor	90	10,303
L Living Area	BSMT Basement addition	90	1,659
L Living Area	AIR Air conditioning	90	274
P Porches, Patios, Decks	DECK Wood deck	252	6,675
P Porches, Patios, Decks	FEFF Frame enclosed first	336	32,042

Total additions 148,044

