

Property at 00058 WOODFORD HILLS DRIVE

Prop ID 4680058

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Administrative Information

Owner name: KONECKY MATTHEW & ROSE
 Second name:
 Address: 58 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680058 Neigh.: Zone: RU2A Vol: 784 Page: 266

Assessments

Assmt category	Qty	Amount
Resident Land	1.38	122,500
Resident Dwelling	1.00	488,520
Resident Outbldg	1.00	490

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 02-May-2023
 Sale price: 917,000
 Sale valid:

Values

Mkt value :
 Cost value: 873,586

Summary

Total assessments	611,510
Total exemptions	
Net assessment	611,510

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : .9527
 Mkt/sale :
 Assmt/sale: .6669

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.380	175,000	175,000			175,000	122,500
Primary Site		60,113						

1.380 acres

Total land value

175,000

122,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	02	Natural Gas	Half Baths	2
Attic	99	None	Addtn'l fixtures	6
Grade	43	B+	Whirlpools	
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1991	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	3,192	603,730
Basement	Full				
Heating	Yes	A/C Yes			17,150
Plumbing	4 F/B	2 H/B	6 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		25,000
Additions					117,132
Other Features		WB Stks	RR		32,296
Sub-Total					795,308
Grade	B+	Factor 1.3500			1,073,666
CDU		C&D Factor 1.00			1,073,666
Depreciation		35 %			697,883
		Computed cost value @ 70%			488,518

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	480	45,774
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	BSMT Basement addition	192	3,538
L Living Area	AIR Air conditioning	192	584
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
G Garages	FRL Attached frame GT 65	782	35,035
P Porches, Patios, Decks	BPAT Brick/flagstone pati	320	7,297

Total additions 117,132

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
GHS Greenhouse	8	10	80	16.90	2006	C	1,352	50	700
Value at 70%			490				Value at 100%		700

