

Property at 00008 WOODFORD AVENUE

Prop ID 4670008

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Administrative Information

Owner name: EISENLOHR BRETT F
 Second name:
 Address: P O BOX 198
 City/state: AVON CT Zip: 06001

Location Information

Map: 008 Clerk map:
 Lot: 4670008 Neigh.: Zone: CPA Vol: 649 Page: 550

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Oct-2012
Resident Land	.50	87,500				Sale price: 242,000
Resident Dwelling	1.00	162,060				Sale valid:
Resident Outbldg	1.00	1,330				Values
Resident Excess	.05	260				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments	251,150		Water	Connecticut	Cost/sale :	1.4826
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	251,150		Gas	None	Assmt/sale:	1.0378

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.500	125,000	125,000			125,000	87,500
Primary Site	21,780							
RES	12	.050	7,500	375			375	263
Residual	2,178							
.550 acres			Total land value				125,375	87,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	15	Multi-family		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	13
Interior Walls	01	Plaster	Bedrooms	6
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	1
Grade	27	C-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1949	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	936
Basement	Full		251,790
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,500
Other Features	WB Stks		123,119
			6,750
Sub-Total			387,159
Grade	C-	Factor .9200	356,186
CDU		C&D Factor 1.00	356,186
Depreciation		35 %	231,521
Computed cost value @ 70%			162,065

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	208	19,835
L Living Area	FRFF Frame first floor	325	37,206
P Porches, Patios, Decks	FEUF Frame enclosed upper	143	8,185
L Living Area	FRFF Frame first floor	143	16,371
P Porches, Patios, Decks	UTIL Utility building	78	2,228
P Porches, Patios, Decks	FEFF Frame enclosed first	162	15,449
P Porches, Patios, Decks	FEUF Frame enclosed upper	162	9,273
P Porches, Patios, Decks	DECK Wood deck	324	8,583
L Living Area	BSMT Basement addition	325	5,989

Total additions 123,119

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00	2005	C	3,840	50	1,900
Utility Shed									
Value at 70%			1,330	Value at 100%			1,900		

