

Property at 00012 WOODFORD AVENUE

Prop ID 4670012

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Administrative Information

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

Location Information

Map: 008 Clerk map:
 Lot: 4670012 Neigh.: Zone: CPA Vol: 488 Page: 409

Assessments

Assmt category	Qty	Amount
Resident Outbldg	1.00	8,610
Resident Dwelling	1.00	119,580
Resident Land	.33	87,500

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Dec-2003
 Sale price: 179,900
 Sale valid: Y

Values

Mkt value :
 Cost value: 308,129

Summary

Total assessments	215,690
Total exemptions	
Net assessment	215,690

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.7128
 Mkt/sale :
 Assmt/sale: 1.1989

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.330	125,000	125,000			125,000	87,500
Primary Site		14,375						

.330 acres Total land value 125,000 87,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	05	Stucco		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	1,708
Garage	32	Detached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1915	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	235,780
Basement	Full		854	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				27,029
Other Features				

Sub-Total		262,809
Grade C	Factor 1.0000	262,809
CDU	C&D Factor 1.00	262,809
Depreciation	35 %	170,826
	Computed cost value @ 70%	119,578

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	140	3,999
P Porches, Patios, Decks	FOFF Frame open first flo	378	23,030

Total additions 27,029

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	55.95		C	24,618	50	12,300
Block Detach Garage									

Value at 70% 8,610

Value at 100% 12,300

