

Property at 00005 WOODFORD HILLS DRIVE

Prop ID 4680005

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Administrative Information

Owner name: EDWARDS WILLIAM C JR &
 Second name: CHERYL
 Address: 5 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 009 Clerk map:
 Lot: 4680005 Neigh.: Zone: RU2A Vol: 365 Page: 867

Assessments

Assmt category	Qty	Amount
Resident Land	.91	91,880
Resident Dwelling	1.00	161,180
Resident Outbldg	1.00	630

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 11-Mar-1999
 Sale price: 175,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 362,414

Summary

Total assessments	253,690
Total exemptions	
Net assessment	253,690

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 2.0709
 Mkt/sale :
 Assmt/sale: 1.4497

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.910	175,000	175,000		.25	131,250	91,875
Primary Site		39,640						

.910 acres Total land value 131,250 91,875

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	33	C+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	02	Partial Central		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1950

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	816	199,120
Basement	Full				
Heating	Yes	A/C Yes			5,740
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					111,385
Other Features		WB Stks			6,750
Sub-Total					327,995
Grade	C+	Factor 1.0800			354,235
CDU		C&D Factor 1.00			354,235
Depreciation		35 %			230,253
Computed cost value @ 70%					161,177

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	696	31,182
L Living Area	FRFF Frame first floor	450	51,516
L Living Area	AIR Air conditioning	450	1,368
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,198	27,319

Total additions 111,385

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	6	10	60	30.00		C	1,800	50	900
Utility Shed									
Value at 70%					630	Value at 100%			
						900			

