

Property at 00014 WOODFORD HILLS DRIVE

Prop ID 4680014

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## Administrative Information

Owner name: MOREL MAHIN  
 Second name:  
 Address: 14 WOODFORD HILLS DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 003 Clerk map: 98 085  
 Lot: 4680014 Neigh.: Zone: RU2A Vol: 457 Page: 547

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 2.00 | 122,500 |
| Resident Dwelling | 1.00 | 369,620 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 22-Dec-1998  
 Sale price: 510,000  
 Sale valid:

## Values

Mkt value :  
 Cost value: 719,571

## Summary

| Total assessments | 503,700 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 503,700 |

## Utilities

| Water | Well   |
|-------|--------|
| Sewer | Septic |
| Gas   | CNG    |

## Sales ratios

Cost/sale : 1.4109  
 Mkt/sale :  
 Assmt/sale: .9876

## 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  | 2.205      | 7,500   | 16,538  |           | 16,538  | 11,577    |
| Residual     |     | 96,050     |         |         |           |         |           |

4.205 acres Total land value 191,538 134,077

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 19   | Modern Colonial  |                  |       |
| Exterior Walls          | 01   | Clapboards       |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 2.0 |       |
| Roof Type               | 02   | Hip              |                  |       |
| Foundation              | 01   | Poured Concrete  | Total Rooms      | 9     |
| Interior Walls          | 02   | Drywall          | Garage cars      | 3     |
| Floors                  | 07   | Hardwood/Carpet  | Bedrooms         | 4     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 02   | Natural Gas      | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 47   | A-               | Full Baths       | 4     |
| Garage                  | 23   | Attached 3 car   | Half Baths       | 1     |
| Area Over Gar.          | 01   | Fully Finished   | Finish bsmt sz   |       |
| Basement                | 04   | Full with walk-o | Addn'l fixtures  | 3     |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Rec Room Size    | 716   |
| Air Condition           | 01   | Central Air      | Living area      | 3,660 |
| Interior Cond           | 05   | Good             | Whirlpools       |       |
| Exterior Cond           | 05   | Good             | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       | 1     |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 1998 |      |                  |                  |       |

## Building Valuation Summary

|                |                |                           |               |         |
|----------------|----------------|---------------------------|---------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt            | Area<br>1,391 | 340,650 |
| Basement       | Full with walk |                           |               |         |
| Heating        | Yes            | A/C Yes                   |               | 9,760   |
| Plumbing       | 4 F/B          | 1 H/B                     | 3 Add'l fix.  | 1 Wh/p  |
| Attic          | None           |                           | Attic size:   | Saunas  |
| Additions      |                |                           |               | 22,500  |
| Other Features |                | WB Stks M Stks RR         |               | 119,615 |
|                |                |                           |               | 27,694  |
| Sub-Total      |                |                           |               | 520,219 |
| Grade          | A-             | Factor 1.4500             |               | 754,318 |
| CDU            |                | C&D Factor 1.00           |               | 754,318 |
| Depreciation   |                | 30 %                      |               | 528,023 |
|                |                | Computed cost value @ 70% |               | 369,616 |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65 | 816  | 36,558 |
| G Garages                | FSF Full-story fin o/gar | 672  | 45,013 |
| L Living Area            | AIR Air conditioning     | 672  | 2,043  |
| L Living Area            | OVER Frame Overhang      | 14   | 1,282  |
| L Living Area            | BSMT Basement addition   | 168  | 3,096  |
| L Living Area            | FRFF Frame first floor   | 168  | 19,233 |
| L Living Area            | AIR Air conditioning     | 168  | 511    |
| P Porches, Patios, Decks | DECK Wood deck           | 328  | 8,689  |
| L Living Area            | BSMT Basement addition   | 24   | 442    |
| L Living Area            | FRFF Frame first floor   | 24   | 2,748  |

Total additions 119,615

