

Property at 00032 WOODFORD HILLS DRIVE

Prop ID 4680032

Printed 13-Aug-2025 10:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CAVO RICHARD C
 Second name:
 Address: 32 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680032 Neigh.: Zone: RU2A Vol: 372 Page: 942

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 19-Jul-1999
Resident Land	1.76	122,500				Sale price: 566,900
Resident Dwelling	1.00	491,230				Sale valid:
						Values
						Mkt value :
						Cost value: 876,757
Summary			Utilities		Sales ratios	
Total assessments	613,730		Water	Well	Cost/sale :	1.5466
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	613,730		Gas	CNG	Assmt/sale:	1.0826

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.760	175,000	175,000			175,000	122,500
Primary Site		76,666						
1.760 acres				Total land value			175,000	122,500

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	508,020
Basement	Full with walk		2,248	
Heating	Yes	A/C Yes		14,480
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				26,000
Other Features	WB Stks			136,137
				6,750
Sub-Total				691,387
Grade	A-	Factor 1.4500		1,002,511
CDU		C&D Factor 1.00		1,002,511
Depreciation		30 %		701,758
Computed cost value @ 70%				491,231

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	60	1,106
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	AIR Air conditioning	60	182
P Porches, Patios, Decks	DECK Wood deck	348	9,219
G Garages	FRL Attached frame GT 65	880	39,426
G Garages	FSF Full-story fin o/gar	682	45,683
L Living Area	AIR Air conditioning	682	2,073
L Living Area	OVER Frame Overhang	20	1,832
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	FEFF Frame enclosed first	280	26,701

Total additions 136,137

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	47	A-	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	5,258
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	99	None	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1995	

