

Property at 00035 WOODFORD HILLS DRIVE

Prop ID 4680035

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Administrative Information

Owner name: SYLVESTRO JOSEPH A SR AND
Second name: LAURI A TRUSTEES
Address: 35 WOODFORD HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
Lot: 4680035 Neigh.: Zone: RU2A Vol: 684 Page: 118

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	442,380

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Jun-2013
Sale price: 665,000
Sale valid:

Values

Resident Excess	.28	1,470

Summary

Total assessments	566,350
Total exemptions	
Net assessment	566,350

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2166
Mkt/sale :
Assmt/sale: .8517

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	.280	7,500	2,100			2,100	1,470
Residual		12,197						

2.280 acres

Total land value

177,100

123,970

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
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	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	750
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	2
Exterior Cond	05	Good	Living area	4,589
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	2
			Actual Year Built: 1994	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,768	531,520
Basement	Full			
Heating	Yes	A/C Yes		15,120
Plumbing	4 F/B	2 H/B	4 Add'l fix.	2 Wh/p
Attic	None		Saunas	29,000
Additions				122,597
Other Features	Mason Trim	WB Stks		21,954

Sub-Total			720,191
Grade	B+	Factor 1.3500	972,258
CDU		C&D Factor 1.00	972,258
Depreciation		35 %	631,968
		Computed cost value @ 70%	442,378

Building additions

Category	Type	Area	Value
P	Porches, Patios, Decks	FOFF Frame open first flo	456 27,782
G	Garages	FRL Attached frame GT 65	782 35,035
L	Living Area	BSMT Basement addition	286 5,270
L	Living Area	FRFF Frame first floor	286 32,742
L	Living Area	FRUH Frame upper half	286 14,625
L	Living Area	AIR Air conditioning	494 1,502
P	Porches, Patios, Decks	FOFF Frame open first flo	52 3,168
L	Living Area	OVER Frame Overhang	12 1,099
L	Living Area	OVER Frame Overhang	15 1,374

Total additions 122,597

