

Property at 00050 WOODFORD HILLS DRIVE

Prop ID 4680050

Printed 07-Feb-2024 7:23 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SCHMIDT GREGORY W &
 Second name: ZAHRADNIK JANET L
 Address: 50 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680050 Neigh.: Zone: RU2A Vol: 408 Page: 137

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 26-Jul-2001	
Resident Land	1.41	122,500			Sale price: 720,000	
Resident Dwelling	1.00	442,700			Sale valid: Y	
Resident Outbldg	1.00	23,520				
Summary			Utilities		Sales ratios	
Total assessments		588,720	Water	Well	Cost/sale :	1.1681
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		588,720	Gas	CNG	Assmt/sale:	.8177

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.410	175,000	175,000		175,000	122,500
Primary Site		61,420					
1.410 acres				Total land value		175,000	122,500

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	4
Fuel	01	Oil	Half Baths	2
Attic	99	None	Addtn'l fixtures	4
Grade	43	B+	Whirlpools	1
Garage	23	Attached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air	# Living Units	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1989	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	3,087	585,850
Basement	Full				
Heating	Yes	A/C Yes			16,650
Plumbing	4 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		26,500
Additions					78,219
Other Features		WB Stks			13,500
Sub-Total					720,719
Grade	B+	Factor 1.3500			972,971
CDU		C&D Factor 1.00			972,971
Depreciation		35 %			632,431
Computed cost value @ 70%					442,702

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	492	29,976
L Living Area	FRFF Frame first floor	24	2,748
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924
L Living Area	FRFF Frame first floor	11	1,259
L Living Area	FRFF Frame first floor	8	916
P Porches, Patios, Decks	FOFF Frame open first flo	88	5,361
G Garages	FRL Attached frame GT 65	782	35,035
Total additions			78,219

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	38	608	110.5	1994	C	67,214	50	33,600
Value at 70%		23,520	Value at 100%		33,600				

