

Property at 00055 WOODFORD HILLS DRIVE

Prop ID 4680055

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

Administrative Information

Owner name: HAUSS NEALE K AND
Second name: CAROL D
Address: 55 WOODFORD HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
Lot: 4680055 Neigh.: Zone: RU2A Vol: 213 Page: 739

Assessments

Assmt category	Qty	Amount
Resident Land	1.38	122,500
Resident Dwelling	1.00	457,070

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Sep-1988
Sale price: 775,000
Sale valid:

Values

Mkt value :
Cost value: 827,957

Summary

Total assessments	579,570
Total exemptions	
Net assessment	579,570

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.0683
Mkt/sale :
Assmt/sale: .7478

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.380	175,000	175,000			175,000	122,500
Primary Site		60,113						

1.380 acres	Total land value	175,000	122,500
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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	8
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	3
Fuel	02	Natural Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	2
Grade	47	A-	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	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	554,890
Basement	Full		2,488	
Heating	Yes	A/C Yes		15,800
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	17,000
Attic	None	Attic size:		
Additions				72,307
Other Features	WB Stks	RR		32,797

Sub-Total			692,794
Grade	A-	Factor 1.4500	1,004,551
CDU		C&D Factor 1.00	1,004,551
Depreciation		35 %	652,958
		Computed cost value @ 70%	457,071

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	276	26,320
L Living Area	OVER Frame Overhang	32	2,931
G Garages	FRL Attached frame GT 65	874	39,157
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462

Total additions	72,307
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