

Property at 00068 WOODFORD HILLS DRIVE

Prop ID 4680068

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

Administrative Information

Owner name: CAYWOOD DAVID W II
 Second name:
 Address: 68 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680068 Neigh.: Zone: RU2A Vol: 706 Page: 268

Assessments

Assmt category	Qty	Amount
Resident Land	1.37	122,500
Resident Dwelling	1.00	499,190
Resident Outbldg	1.00	27,860

Exemptions

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

Last sale

Sale date: 23-Jan-2017
 Sale price: 560,000
 Sale valid:

Values

Mkt value :
 Cost value: 927,929

Summary

Total assessments	649,550
Total exemptions	
Net assessment	649,550

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.6570
 Mkt/sale :
 Assmt/sale: 1.1599

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.370	175,000	175,000			175,000	122,500
Primary Site		59,677						

1.370 acres	Total land value	175,000	122,500
-------------	------------------	---------	---------

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	2,390	535,750
Basement	Full		
Heating	Yes A/C Yes		15,260
Plumbing	4 F/B 2 H/B 7 Add'l fix. 2 Wh/p	Saunas	30,500
Attic	None Attic size:		
Additions			208,676
Other Features	WB Stks Bsmt Gar		22,500
Sub-Total			812,686
Grade	B+	Factor 1.3500	1,097,126
CDU	C&D Factor 1.00		1,097,126
Depreciation	35 %		713,132
	Computed cost value @ 70%		499,192

Building additions

Category	Type	Area	Value
L Living Area	BSMT Basement addition	966	17,801
L Living Area	FRFF Frame first floor	966	110,589
L Living Area	AIR Air conditioning	966	2,937
L Living Area	BSMT Basement addition	372	6,855
L Living Area	FRFF Frame first floor	372	42,587
L Living Area	AIR Air conditioning	372	1,131
P Porches, Patios, Decks	FOFF Frame open first flo	396	24,127
L Living Area	OVER Frame Overhang	28	2,564
L Living Area	AIR Air conditioning	28	85

Total additions	208,676
-----------------	---------

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	13	Contemp. Colonia		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths	4 Masonry trim sf
Fuel	02	Natural Gas	Half Baths	2 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	7 Rec Room Size
Grade	43	B+	Whirlpools	2 Living area 6,146
Garage	13	Basement 3 car	Saunas	# Living Units
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	3
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1989	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	36	720	110.5	1991	C	79,596	50	39,800
Value at 70%	27,860						Value at 100%		39,800

