

Property at 00071 WOODFORD HILLS DRIVE

Prop ID 4680071

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Administrative Information

Owner name: ALLWEIN JAMES P & ANGELA L
 Second name:
 Address: 71 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680071 Neigh.: Zone: RU2A Vol: 817 Page: 622

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 17-Aug-2026
Resident Land	2.00	122,500				Sale price: 1,650,000
Resident Dwelling	1.00	583,790				Sale valid:
Resident Outbldg	1.00	35,630				Values
Resident Excess	.54	2,840				Mkt value :
						Cost value: 1,063,943
Summary			Utilities		Sales ratios	
Total assessments		744,760	Water	Well	Cost/sale :	.6448
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		744,760	Gas	CNG	Assmt/sale:	.4514

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	.540	7,500	4,050			4,050	2,835
Residual		23,522						
2.540 acres				Total land value			179,050	125,335

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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	1,000
Interior Cond	05	Good	Living area	6,440
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 1989	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,824	425,210
Basement	Full				
Heating	Yes	A/C Yes			12,140
Plumbing	4 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		27,500
Additions					381,460
Other Features		WB Stks	RR		38,561
Sub-Total					884,871
Grade	A-	Factor 1.4500			1,283,063
CDU		C&D Factor 1.00			1,283,063
Depreciation		35 %			833,991
		Computed cost value @ 70%			583,794

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
L Living Area	FRFF Frame first floor	870	99,598
L Living Area	BSMT Basement addition	870	16,032
L Living Area	AIR Air conditioning	870	2,645
G Garages	FRL Attached frame GT 65	1,152	51,612
P Porches, Patios, Decks	FOFF Frame open first flo	238	14,500
L Living Area	FRFF Frame first floor	494	56,554
L Living Area	BSMT Basement addition	494	9,103
L Living Area	AIR Air conditioning	494	1,502
L Living Area	FRFF Frame first floor	476	54,493
L Living Area	AIR Air conditioning	476	1,447
G Garages	FSF Full-story fin o/gar	952	63,769
L Living Area	AIR Air conditioning	952	2,894

Total additions 381,460

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	46	920	110.5	2018	C	101,706	50	50,900
Value at 70%			35,630				Value at 100%		50,900

