

Property at 00078 WOODFORD HILLS DRIVE

Prop ID 4680078

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## Administrative Information

Owner name: GUYER MATTHEW J AND  
Second name: TRACY L  
Address: 78 WOODFORD HILLS DRIVE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 003 Clerk map:  
Lot: 4680078 Neigh.: Zone: RU2A Vol: 339 Page: 709

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | 1.37 | 122,500 |
| Resident Dwelling | 1.00 | 449,560 |

## Exemptions

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

## Last sale

Sale date: 24-Oct-1997  
Sale price: 478,000  
Sale valid: Y

## Values

Mkt value :  
Cost value: 817,229

## Summary

|                   |         |
|-------------------|---------|
| Total assessments | 572,060 |
| Total exemptions  |         |
| Net assessment    | 572,060 |

## Utilities

| Water | Well   |
|-------|--------|
|       |        |
| Sewer | Septic |
| Gas   | CNG    |

## Sales ratios

Cost/sale : 1.7097  
Mkt/sale :  
Assmt/sale: 1.1968

## 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   | 1 1/2 story w/bsmt | 3,034  | 576,820 |
| Basement       | Full    |                    |        |         |
| Heating        | Yes     | A/C Yes            |        | 16,400  |
| Plumbing       | 4 F/B   | 2 H/B 4 Add'l fix. | 1 Wh/p | 26,500  |
| Attic          | None    | Attic size:        |        |         |
| Additions      |         |                    |        | 76,836  |
| Other Features | WB Stks | RR                 |        | 35,328  |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 731,884 |
| Grade        | B+ | Factor 1.3500             | 988,043 |
| CDU          |    | C&D Factor 1.00           | 988,043 |
| Depreciation |    | 35 %                      | 642,228 |
|              |    | Computed cost value @ 70% | 449,560 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 782  | 35,035 |
| P Porches, Patios, Decks | F0FF Frame open first flo | 480  | 29,244 |
| P Porches, Patios, Decks | F0FF Frame open first flo | 110  | 6,702  |
| L Living Area            | OVER Frame Overhang       | 20   | 1,832  |
| P Porches, Patios, Decks | F0FF Frame open first flo | 54   | 3,290  |
| L Living Area            | OVER Frame Overhang       | 8    | 733    |

Total additions 76,836

## 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          | Garage cars             | 3 |
| Floors         | 05   | W/W over sub-flo | Bedrooms                | 5 |
| Heating System | 02   | Forced Hot Air   | Family Rooms            | 1 |
| Fuel           | 02   | Natural Gas      | Full Baths              | 4 |
| Attic          | 99   | None             | Half Baths              | 2 |
| Grade          | 43   | B+               | Addtn'l fixtures        | 4 |
| Garage         | 23   | Attached 3 car   | Whirlpools              | 1 |
| Area Over Gar. | 99   | None             | Saunas                  |   |
| Basement       | 01   | Full             | M/F stacks              |   |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | W/B stacks              | 2 |
| Air Condition  | 01   | Central Air      | W/B openings            | 2 |
| Interior Cond  | 05   | Good             | # Living Units          |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1988 |   |

