

Property at 00086 WOODFORD HILLS DRIVE

Prop ID 4680086

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Administrative Information

Owner name: BROWN VIRGINIA
 Second name:
 Address: 86 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680086 Neigh.: Zone: RU2A Vol: 759 Page: 443

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 12-May-2021
Resident Land	1.58	122,500				Sale price: 550,000
Resident Dwelling	1.00	419,930				Sale valid:
						Values
						Mkt value :
						Cost value: 774,900
Summary			Utilities		Sales ratios	
Total assessments		542,430	Water	Well	Cost/sale :	1.4089
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		542,430	Gas	CNG	Assmt/sale:	.9862

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.580	175,000	175,000			175,000	122,500
Primary Site		68,825						
1.580 acres				Total land value			175,000	122,500

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	3,458	501,550
Basement	Full		
Heating	Yes A/C Yes		14,250
Plumbing	4 F/B 2 H/B 4 Add'l fix. Wh/p Saunas		24,000
Attic	Fully finished w/WH Attic size: 1,775		53,327
Additions			77,027
Other Features	WB Stks		13,500
Sub-Total			683,654
Grade	B+	Factor 1.3500	922,933
CDU		C&D Factor 1.00	922,933
Depreciation		35 %	599,906
Computed cost value @ 70%			419,934

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	713	18,887
P Porches, Patios, Decks	FOFF Frame open first flo	252	15,353
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
G Garages	FRL Attached frame GT 65	759	34,005
L Living Area	OVER Frame Overhang	14	1,282
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L Living Area	OVER Frame Overhang	18	1,649
Total additions			77,027

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	04	Fully finished w	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	5,233
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1990				

