

Property at 00089 WOODFORD HILLS DRIVE

Prop ID 4680089

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## Administrative Information

Owner name: MAYLAND KERRI-LEE J  
 Second name:  
 Address: 89 WOODFORD HILLS DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 003 Clerk map:  
 Lot: 4680089 Neigh.: Zone: RU2A Vol: 685 Page: 900

| Assessments       |      |         | Exemptions |        | Last sale    |                        |
|-------------------|------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat    | Amount       | Sale date: 20-May-2015 |
| Resident Land     | 2.00 | 122,500 |            |        |              | Sale price: 635,000    |
| Resident Dwelling | 1.00 | 515,660 |            |        |              | Sale valid:            |
| Resident Outbldg  | 2.00 | 14,630  |            |        |              | Values                 |
|                   |      |         |            |        |              | Mkt value :            |
| Resident Excess   | .03  | 160     |            |        |              | Cost value: 932,786    |
| Summary           |      |         | Utilities  |        | Sales ratios |                        |
| Total assessments |      | 652,950 | Water      | Well   | Cost/sale :  | 1.4690                 |
| Total exemptions  |      |         | Sewer      | Septic | Mkt/sale :   |                        |
| Net assessment    |      | 652,950 | Gas        | CNG    | Assmt/sale:  | 1.0283                 |

## 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  | .030       | 7,500   | 225              |      |      | 225     | 158       |
| Residual     |     | 1,307      |         |                  |      |      |         |           |
| 2.030 acres  |     |            |         | Total land value |      |      | 175,225 | 122,658   |

## 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             | 10    |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 6     |
| 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              | 5     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 2     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 01   | Unfinished       | Addtn'l fixtures        | 3     |
| Air Condition  | 01   | Central Air      | Whirlpools              | 1     |
| Interior Cond  | 05   | Good             | Living area             | 5,709 |
| Exterior Cond  | 05   | Good             | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 2     |
|                |      |                  | Actual Year Built: 1991 |       |

## Building Valuation Summary

|                           |       | Area               |           |
|---------------------------|-------|--------------------|-----------|
| Dwelling                  | Frame | 2 story w/bsmt     | 2,366     |
| Basement                  | Full  |                    | 531,060   |
| Heating                   | Yes   | A/C Yes            | 15,130    |
| Plumbing                  | 5 F/B | 2 H/B 3 Add'l fix. | 1 Wh/p    |
| Attic                     | None  | Attic size:        | Saunas    |
| Additions                 |       |                    | 190,912   |
| Other Features            |       | WB Stks            | 13,500    |
| Sub-Total                 |       |                    | 781,602   |
| Grade                     | A-    | Factor 1.4500      | 1,133,323 |
| CDU                       |       | C&D Factor 1.00    | 1,133,323 |
| Depreciation              |       | 35 %               | 736,660   |
| Computed cost value @ 70% |       |                    | 515,662   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 864  | 38,709 |
| L Living Area            | FRFF Frame first floor    | 231  | 26,445 |
| L Living Area            | AIR Air conditioning      | 231  | 702    |
| L Living Area            | BSMT Basement addition    | 231  | 4,257  |
| L Living Area            | FRFF Frame first floor    | 18   | 2,061  |
| L Living Area            | BSMT Basement addition    | 18   | 332    |
| P Porches, Patios, Decks | FOFF Frame open first flo | 319  | 19,435 |
| L Living Area            | FRFF Frame first floor    | 728  | 83,342 |
| L Living Area            | BSMT Basement addition    | 728  | 13,416 |
| L Living Area            | AIR Air conditioning      | 728  | 2,213  |

Total additions 190,912

## Outbuilding Information

| Description              | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|--------------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RP1 Pool w/ Plastic Linr | 16  | 32     | 512           | 74.05 | 2016   | C   | 37,914 | 50   | 19,000 |
| RS1 Frame Utility Shed   | 16  | 8      | 128           | 30.00 | 2016   | C   | 3,840  | 50   | 1,900  |
| Value at 70%             |     | 14,630 | Value at 100% |       | 20,900 |     |        |      |        |

