

Property at 00094 WOODFORD HILLS DRIVE

Prop ID 4680094

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Administrative Information

Owner name: FARRAYE JOSEPH J AND
 Second name: GRESH THOMAS T & NICOLE M
 Address: 94 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680094 Neigh.: Zone: RU2A Vol: 371 Page: 1048

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jun-1999
Resident Land	1.76	122,500	AAA	Veteran	1,000	Sale price: 522,500
Resident Dwelling	1.00	402,010	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	

Last sale

Mkt value :
 Cost value: 749,300

Summary

Total assessments	524,510	Utilities	Sales ratios
Total exemptions	11,500	Water Well	Cost/sale : 1.4341
Net assessment	513,010	Sewer Septic	Mkt/sale :
		Gas CNG	Assmt/sale: 1.0038

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.760	175,000	175,000		175,000	122,500
Primary Site		76,666					

1.760 acres Total land value 175,000 122,500

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	524,030
Basement	Full		2,724	
Heating	Yes	A/C Yes		14,910
Plumbing	3 F/B	2 H/B 3 Add'l fix.	1 Wh/p	21,000
Attic	None	Attic size:		
Additions				75,528
Other Features	Mason Trim WB Stks			19,007

Sub-Total			654,475
Grade	B+	Factor 1.3500	883,541
CDU		C&D Factor 1.00	883,541
Depreciation		35 %	574,302
		Computed cost value @ 70%	402,011

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	FOFF Frame open first flo	336	20,471
P Porches, Patios, Decks	BPAT Brick/flagstone pati	600	13,682

Total additions 75,528

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	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 9 Garage cars 3
Interior Walls	02	Drywall	Bedrooms 4 Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms 1 Dormer linear f
Heating System	02	Forced Hot Air	Full Baths 3 Masonry trim sf 576
Fuel	02	Natural Gas	Half Baths 2 Finish bsmt sz
Attic	99	None	Addn'l fixtures 3 Rec Room Size
Grade	43	B+	Whirlpools 1 Living area 4,086
Garage	23	Attached 3 car	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 2
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1993

