

Property at 00098 WOODFORD HILLS DRIVE

Prop ID 4680098

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Administrative Information

Owner name: LEHRER ALLAN F &
 Second name: SHERRY L
 Address: 98 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680098 Neigh.: Zone: RU2A Vol: 377 Page: 1054

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	445,880
Resident Outbldg	1.00	15,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 28-Oct-1999
 Sale price: 749,886
 Sale valid: Y

Values

Mkt value :
 Cost value: 864,500

Summary

Total assessments	605,150
Total exemptions	
Net assessment	605,150

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.1528
 Mkt/sale :
 Assmt/sale: .8070

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	4.110	7,500	30,825			30,825	21,578
Residual		179,032						

6.110 acres

Total land value

205,825

144,078

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	2,673	515,350
Basement	Full with walk			
Heating	Yes	A/C Yes		14,660
Plumbing	4 F/B	1 H/B 4 Add'l fix.	1 Wh/p	23,000
Attic	None	Attic size:		
Additions				96,558
Other Features	Mason Trim WB Stks			24,476

Sub-Total		674,044
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		30 %
	Computed cost value @ 70%	445,880

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	897	40,187
G Garages	FSF Full-story fin o/gar	300	20,095
L Living Area	AIR Air conditioning	300	912
P Porches, Patios, Decks	FOFF Frame open first flo	490	29,854
P Porches, Patios, Decks	DECK Wood deck	208	5,510

Total additions 96,558

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	07	Hardwood/Carpet	
Heating System	02	Forced Hot Air	
Fuel	02	Natural Gas	
Attic	99	None	
Grade	43	B+	
Garage	23	Attached 3 car	
Area Over Gar.	01	Fully Finished	
Basement	04	Full with walk-o	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1999

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
AB2 Flat barn	36	32	1,152	37.75	2005	C	43,488	50	21,700
Value at 70%			15,190				Value at 100%		21,700

