

Property at 00100 WOODFORD HILLS DRIVE

Prop ID 4680100

Printed 07-Feb-2024 7:25 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: TEDESCHI RINALDO & DIANE M
Second name:
Address: 100 WOODFORD HILLS DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
Lot: 4680100 Neigh.: Zone: RU2A Vol: 782 Page: 136

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 29-Jul-1998	
Resident Land	2.00 122,500			Sale price: 175,000	
Resident Dwelling	1.00 770,240			Sale valid:	
				Values	
Resident Excess	2.97 7,800			Mkt value :	
				Cost value: 1,286,486	
Summary		Utilities		Sales ratios	
Total assessments	900,540	Water Well		Cost/sale :	7.3513
Total exemptions		Sewer Septic		Mkt/sale :	
Net assessment	900,540	Gas CNG		Assmt/sale:	5.1459

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	2.970	7,500	22,275	.50	11,138	7,797
Residual		129,373					
		4.970 acres		Total land value		186,138	130,297

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Garage cars	4
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	6
Attic	01	Fully Finished	Half Baths	3
Grade	57	AA-	Addtn'l fixtures	4
Garage	24	Attached 4 car	Whirlpools	4
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	5
Exterior Cond	05	Good	Actual Year Built: 1999	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	3,018	658,390
Basement	Full		
Heating	Yes A/C Yes		18,720
Plumbing	6 F/B 3 H/B 4 Add'l fix. 4 Wh/p Saunas		47,500
Attic	Fully Finished Attic size: 780		24,223
Additions			167,426
Other Features	WB Stks RR		51,073
Sub-Total			967,332
Grade	AA-	Factor 1.7500	1,692,831
CDU		C&D Factor 1.00	1,692,831
Depreciation		35 %	1,100,340
		Computed cost value @ 70%	770,238

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,161	52,015
G Garages	FSF Full-story fin o/gar	1,161	77,768
L Living Area	AIR Air conditioning	1,161	3,529
P Porches, Patios, Decks	FOFF Frame open first flo	108	6,580
P Porches, Patios, Decks	BPAT Brick/flagstone pati	546	12,451
P Porches, Patios, Decks	DECK Wood deck	423	11,205
L Living Area	FRFF Frame first floor	33	3,778
L Living Area	AIR Air conditioning	33	100

Total additions 167,426

