

Property at 00106 WOODFORD HILLS DRIVE

Prop ID 4680106

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Administrative Information

Owner name: CLARK JOHN N TRUSTEE
 Second name:
 Address: 106 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680106 Neigh.: Zone: RU2A Vol: 816 Page: 1107

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	315,000
Resident Dwelling	1.00	428,500
Resident Outbldg	2.00	7,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Jul-1991
 Sale price: 500,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,093,571

Summary

Total assessments	765,500
Total exemptions	
Net assessment	765,500

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 2.1871
 Mkt/sale :
 Assmt/sale: 1.5310

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	450,000	450,000			450,000	315,000
Primary Site		87,120						
RES	12	2.710	7,500	20,325			20,325	14,228
Residual		118,048						
4.710 acres				Total land value			470,325	329,228

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	05	W/W over sub-flo	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	43	B+	
Garage	24	Attached 4 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Total Rooms	9	Garage cars	4
Bedrooms	4	Unfinished area	
Family Rooms	1	Dormer linear f	
Full Baths	3	Masonry trim sf	
Half Baths	2	Finish bsmt sz	
Addtn'l fixtures	2	Rec Room Size	
Whirlpools	1	Living area	4,049
Saunas		# Living Units	
M/F stacks			
W/B stacks	2		
W/B openings	3		

Actual Year Built: 1987

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	392,230
Basement	Full		1,950	
Heating	Yes	A/C Yes		11,190
Plumbing	3 F/B	2 H/B 2 Add'l fix.	1 Wh/p	20,500
Attic	None	Attic size:		
Additions				257,673
Other Features		WB Stks		16,000
Sub-Total				697,593
Grade	B+	Factor 1.3500		941,751
CDU		C&D Factor 1.00		941,751
Depreciation		35 %		612,138
		Computed cost value @ 70%		428,497

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	BSMT Basement addition	180	3,317
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	BPAT Brick/flagstone pati	542	12,360
P Porches, Patios, Decks	FEFF Frame enclosed first	260	24,794
L Living Area	FRFF Frame first floor	120	13,738
G Garages	FRL Attached frame GT 65	1,566	70,160
L Living Area	FRFF Frame first floor	464	53,119
L Living Area	BSMT Basement addition	464	8,551
L Living Area	FRFF Frame first floor	360	41,213
P Porches, Patios, Decks	FOFF Frame open first flo	65	3,960
L Living Area	AIR Air conditioning	120	365
L Living Area	AIR Air conditioning	464	1,411
L Living Area	AIR Air conditioning	180	547
L Living Area	AIR Air conditioning	360	1,094

Total additions 257,673

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	18	216	30.00	2021	C	6,480	50	3,200
Utility Shed									
RS1 Frame	14	30	420	30.00	2025	B	15,876	50	7,900
Utility Shed									
Value at 70%		7,770					Value at 100%		11,100

