

Property at 00136 WOODFORD HILLS DRIVE

Prop ID 4680136

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Administrative Information

Owner name: BRAUNSTEIN SCOTT AND MERYL
 Second name:
 Address: 136 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 009 Clerk map:
 Lot: 4680136 Neigh.: Zone: RU2A Vol: 513 Page: 068

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 20-Dec-2004
Resident Land	2.00	122,500				Sale price: 817,000
Resident Dwelling	1.00	553,570				Sale valid: Y
Resident Outbldg	1.00	2,030				Values
Resident Excess	.02	90				Mkt value :
						Cost value: 968,843
Summary			Utilities		Sales ratios	
Total assessments		678,190	Water	Well	Cost/sale :	1.1859
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		678,190	Gas	CNG	Assmt/sale:	.8301

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	.017	7,500	128			128	90
Residual		741						
2.017 acres				Total land value			175,128	122,590

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	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	4
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	3
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	1,800
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,063
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	572,220
Basement	Full		3,007	
Heating	Yes	A/C Yes		16,270
Plumbing	4 F/B	3 H/B	6 Add'l fix.	1 Wh/p
Attic	None		Saunas	31,000
Attic size:				
Additions				220,607
Other Features	WB Stks	RR		61,110
Sub-Total				901,207
Grade	B+	Factor 1.3500		1,216,629
CDU		C&D Factor 1.00		1,216,629
Depreciation		35 %		790,809
Computed cost value @ 70%				553,566

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	90	5,483
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
L Living Area	FRFF Frame first floor	160	18,317
L Living Area	BSMT Basement addition	160	2,948
L Living Area	AIR Air conditioning	160	486
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	AIR Air conditioning	600	1,824
P Porches, Patios, Decks	BPAT Brick/flagstone pati	680	15,507
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	AIR Air conditioning	80	243
G Garages	FRL Attached frame GT 65	782	35,035
G Garages	FSF Full-story fin o/gar	782	52,381
L Living Area	AIR Air conditioning	782	2,377
P Porches, Patios, Decks	DECK Wood deck	216	5,722
Total additions			220,607

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2011	C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030						Value at 100%		2,900

