

Property at 00139 WOODFORD HILLS DRIVE

Prop ID 4680139

Printed 07-Feb-2024 7:27 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: TOMIC ZIVORAD & MARIJA  
 Second name:  
 Address: 139 WOODFORD HILLS DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 003 Clerk map:  
 Lot: 4680139 Neigh.: Zone: RU2A Vol: 660 Page: 97

| Assessments       |         |         | Exemptions |        | Last sale    |                        |
|-------------------|---------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat    | Amount       | Sale date: 30-Apr-2013 |
| Resident Land     | 1.78    | 122,500 |            |        |              | Sale price: 810,000    |
| Resident Dwelling | 1.00    | 517,920 |            |        |              | Sale valid:            |
|                   |         |         |            |        |              | Values                 |
|                   |         |         |            |        |              | Mkt value :            |
|                   |         |         |            |        |              | Cost value: 914,886    |
| Summary           |         |         | Utilities  |        | Sales ratios |                        |
| Total assessments | 640,420 |         | Water      | Well   | Cost/sale :  | 1.1295                 |
| Total exemptions  |         |         | Sewer      | Septic | Mkt/sale :   |                        |
| Net assessment    | 640,420 |         | Gas        | CNG    | Assmt/sale:  | .7906                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | 1.780      | 175,000 | 175,000          |      |      | 175,000 | 122,500   |
| Primary Site |     | 77,537     |         |                  |      |      |         |           |
| 1.780 acres  |     |            |         | Total land value |      |      | 175,000 | 122,500   |

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 04   | Colonial         |                  |       |
| Exterior Walls          | 01   | Clapboards       |                  |       |
| Roof Material           | 01   | Asphalt Shingles | Story Height 2.0 |       |
| 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         | 5     |
| Heating System          | 02   | Forced Hot Air   | Unfinished area  |       |
| Fuel                    | 02   | Natural Gas      | Family Rooms     | 1     |
| Attic                   | 99   | None             | Dormer linear f  |       |
| Grade                   | 47   | A-               | Full Baths       | 3     |
| Garage                  | 23   | Attached 3 car   | Masonry trim sf  |       |
| Area Over Gar.          | 99   | None             | Half Baths       | 2     |
| Basement                | 01   | Full             | Finish bsmt sz   |       |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Addtn'l fixtures | 3     |
| Air Condition           | 01   | Central Air      | Rec Room Size    | 1,296 |
| Interior Cond           | 05   | Good             | Living area      | 4,938 |
| Exterior Cond           | 05   | Good             | Whirlpools       | 1     |
|                         |      |                  | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 2     |
|                         |      |                  | W/B openings     | 2     |
| Actual Year Built: 1990 |      |                  |                  |       |

## Building Valuation Summary

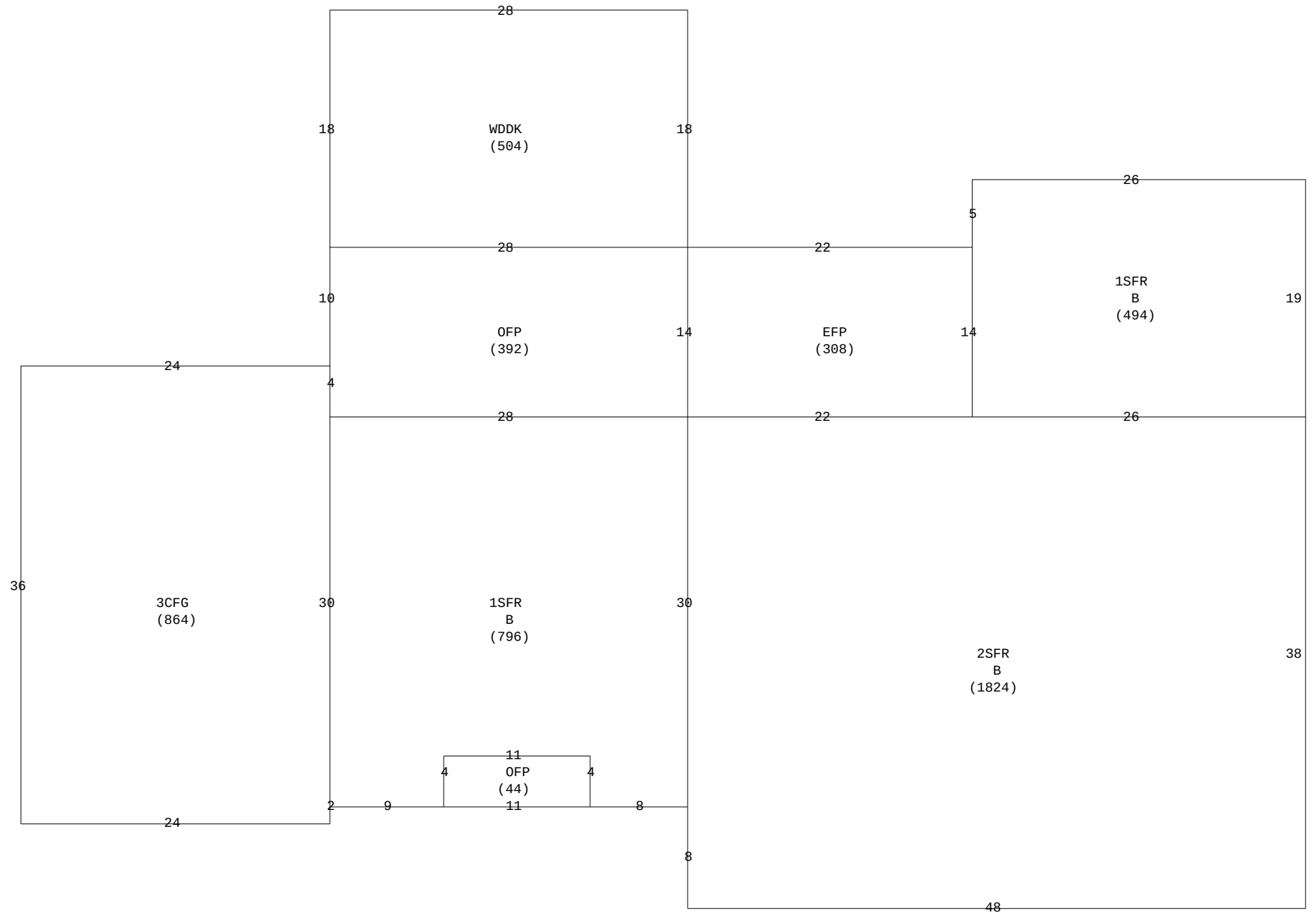
|                           |         |                    |               |           |
|---------------------------|---------|--------------------|---------------|-----------|
| Dwelling                  | Frame   | 2 story w/bsmt     | Area<br>1,824 | 425,210   |
| Basement                  | Full    |                    |               |           |
| Heating                   | Yes     | A/C Yes            |               | 12,140    |
| Plumbing                  | 3 F/B   | 2 H/B 3 Add'l fix. | 1 Wh/p        | 21,000    |
| Attic                     | None    | Attic size:        | Saunas        |           |
| Additions                 |         |                    |               | 280,689   |
| Other Features            | WB Stks | RR                 |               | 45,979    |
| Sub-Total                 |         |                    |               | 785,018   |
| Grade                     | A-      | Factor 1.4500      |               | 1,138,276 |
| CDU                       |         | C&D Factor 1.00    |               | 1,138,276 |
| Depreciation              |         | 35 %               |               | 739,879   |
| Computed cost value @ 70% |         |                    |               | 517,915   |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 864  | 38,709 |
| L Living Area            | FRFF Frame first floor    | 494  | 56,554 |
| L Living Area            | BSMT Basement addition    | 494  | 9,103  |
| L Living Area            | AIR Air conditioning      | 494  | 1,502  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 392  | 23,883 |
| L Living Area            | FRFF Frame first floor    | 796  | 91,127 |
| L Living Area            | BSMT Basement addition    | 796  | 14,669 |
| L Living Area            | AIR Air conditioning      | 796  | 2,420  |
| P Porches, Patios, Decks | FEFF Frame enclosed first | 308  | 29,371 |
| P Porches, Patios, Decks | DECK Wood deck            | 504  | 13,351 |

Total additions 280,689

Scale: 1" = 10.56 feet



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