

Property at 00146 WOODFORD HILLS DRIVE

Prop ID 4680146

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

Administrative Information

Owner name: GIORDANO BEVERLY ANN TRUST
Second name:
Address: 146 WOODFORD HILLS DRIVE
City/state: AVON CT Zip: 06001 3924

Location Information

Map: 009 Clerk map:
Lot: 4680146 Neigh.: Zone: Vol: 419 Page: 1065

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Jan-2002
Resident Land	1.60	122,500				Sale price: 765,000
Resident Dwelling	1.00	466,320				Sale valid: Y
					Values	
					Mkt value :	
					Cost value: 841,171	
Summary			Utilities		Sales ratios	
Total assessments	588,820		Water	Well	Cost/sale :	1.0996
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	588,820		Gas	CNG	Assmt/sale:	.7697

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.600	175,000	175,000			175,000	122,500
Primary Site		69,696						
		1.600 acres		Total land value			175,000	122,500

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	8
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	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	5
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,052
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1990	

Building Valuation Summary

		Area	
Dwelling	Frame	1 1/2 story w/bsmt	3,251
Basement	Full		613,770
Heating	Yes	A/C Yes	17,440
Plumbing	4 F/B	2 H/B 5 Add'l fix.	1 Wh/p
Attic	None	Attic size:	Saunas
Additions			27,000
Other Features	WB Stks		84,963
			16,000
Sub-Total			759,173
Grade	B+	Factor 1.3500	1,024,884
CDU		C&D Factor 1.00	1,024,884
Depreciation		35 %	666,175
		Computed cost value @ 70%	466,323

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	840	37,634
P Porches, Patios, Decks	F0FF Frame open first flo	276	16,816
L Living Area	FRFF Frame first floor	163	18,660
P Porches, Patios, Decks	F0FF Frame open first flo	40	2,437
P Porches, Patios, Decks	F0FF Frame open first flo	132	8,042
L Living Area	FRFF Frame first floor	12	1,374
		Total additions	84,963

