

Property at 00149 WOODFORD HILLS DRIVE

Prop ID 4680149

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

Administrative Information

Owner name: GOLDSHER HARRIET F
 Second name:
 Address: 149 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 003 Clerk map:
 Lot: 4680149 Neigh.: Zone: RU2A Vol: 323 Page: 935

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Mar-1992	
Resident Land	1.98	122,500			Sale price: 510,000	
Resident Dwelling	1.00	576,650			Sale valid:	
Resident Outbldg	1.00	2,940			Values	
					Mkt value :	
					Cost value: 1,002,986	
Summary			Utilities		Sales ratios	
Total assessments	702,090		Water	Well	Cost/sale : 1.9666	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	702,090		Gas	CNG	Assmt/sale: 1.3766	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.980	175,000	175,000		175,000	122,500
Primary Site		86,249					
		1.980 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	4
Floors	07	Hardwood/Carpet	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	24	Attached 4 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	6,216
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	3
			W/B openings	3
			Actual Year Built: 1987	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,568	375,220
Basement	Full				
Heating	Yes	A/C Yes			10,730
Plumbing	3 F/B	1 H/B	6 Add'l fix.	1 Wh/p	19,000
Attic	None		Attic size:		
Additions					448,842
Other Features		WB Stks			20,250
Sub-Total					874,042
Grade	A-	Factor 1.4500			1,267,361
CDU		C&D Factor 1.00			1,267,361
Depreciation		35 %			823,785
Computed cost value @ 70%					576,650

Building additions

Category	Type	Area	Value
G Garages	MAL Attached masonry GT	1,444	64,694
L Living Area	FRFF Frame first floor	704	80,595
L Living Area	BSMT Basement addition	704	12,973
L Living Area	AIR Air conditioning	704	2,140
P Porches, Patios, Decks	FOFF Frame open first flo	64	3,899
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	FRUF Frame upper full	64	5,359
L Living Area	AIR Air conditioning	176	535
L Living Area	OVER Frame Overhang	48	4,396
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,576	35,939
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
L Living Area	AIR Air conditioning	320	973
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	FRFF Frame first floor	384	43,961
L Living Area	AIR Air conditioning	860	2,614
G Garages	FSF Full-story fin o/gar	1,020	68,324
L Living Area	AIR Air conditioning	1,020	3,101
P Porches, Patios, Decks	FOFF Frame open first flo	162	9,870
L Living Area	FRFF Frame first floor	476	54,493
Total additions			448,842

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	14	20	280	30.00	2008	C	8,400	50	4,200
Utility Shed									
Value at 70%		2,940					Value at 100%		4,200

