

Property at 00156 WOODFORD HILLS DRIVE

Prop ID 4680156

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Administrative Information

Owner name: MURPHY GERARD J
 Second name:
 Address: 156 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 009 Clerk map: 21 008
 Lot: 4680156 Neigh.: Zone: Vol: 801 Page: 9

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 09-Aug-2010
Resident Land	1.65	122,500				Sale price: 634,900
Resident Dwelling	1.00	514,960				Sale valid: 14
Resident Outbldg	1.00	30,940				Values
					Mkt value :	
					Cost value:	954,857
Summary			Utilities		Sales ratios	
Total assessments	668,400		Water	Well	Cost/sale :	1.5039
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	668,400		Gas	CNG	Assmt/sale:	1.0528

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	1.650	175,000	175,000			175,000	122,500
Primary Site		71,874						
		1.650 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	9
Interior Walls	02	Drywall	Garage cars	3
Floors	05	W/W over sub-flo	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	5
Attic	99	None	Half Baths	2
Grade	43	B+	Addtn'l fixtures	6
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	1
Bsmt Fin Qual	03	Rec Room W/ Air	M/F stacks	
Air Condition	01	Central Air	W/B stacks	2
Interior Cond	05	Good	W/B openings	2
Exterior Cond	05	Good	Actual Year Built: 1990	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	3,164	598,960
Basement	Full				
Heating	Yes	A/C Yes			17,020
Plumbing	5 F/B	2 H/B	6 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		32,500
Additions					116,235
Other Features		WB Stks	RR		73,646
Sub-Total					838,361
Grade	B+	Factor 1.3500			1,131,787
CDU		C&D Factor 1.00			1,131,787
Depreciation		35 %			735,662
Computed cost value @ 70%					514,963

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	492	29,976
G Garages	FRL Attached frame GT 65	816	36,558
L Living Area	FRFF Frame first floor	208	23,812
L Living Area	BSMT Basement addition	208	3,833
L Living Area	AIR Air conditioning	208	632
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
L Living Area	FRFF Frame first floor	16	1,832
P Porches, Patios, Decks	DECK Wood deck	620	16,424
Total additions			116,235

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5	2014	C	88,440	50	44,200
Value at 70%		30,940	Value at 100%		44,200				

