

Property at 00167 WOODFORD HILLS DRIVE

Prop ID 4680167

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Administrative Information

Owner name: LAURA AMANDA LLC
 Second name: C/O CONIFER INVESTMENTS
 Address: 65 LASALLE ROAD SUITE 402
 City/state: WEST HARTFORD CT Zip: 06107

Location Information

Map: 003 Clerk map:
 Lot: 4680167 Neigh.: Zone: RU2A Vol: 725 Page: 352

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Apr-1993
Resident Land	2.00	122,500				Sale price: 597,500
Resident Dwelling	1.00	526,400				Sale valid:
					Values	
Resident Excess	.35	1,840			Mkt value :	
					Cost value:	929,629
Summary			Utilities		Sales ratios	
Total assessments		650,740	Water	Well	Cost/sale :	1.5559
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		650,740	Gas	CNG	Assmt/sale:	1.0891

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	.350	7,500	2,625		2,625	1,838
Residual		15,246					
2.350 acres				Total land value		177,625	124,338

Building Valuation Summary

						Area	
Dwelling	Frame	1 1/2 story w/bsmt				3,632	678,650
Basement	Full						
Heating	Yes	A/C Yes					19,270
Plumbing	4 F/B	2 H/B	2 Add'l fix.	1 Wh/p	Saunas		25,500
Attic	None			Attic size:			
Additions							101,210
Other Features		WB Stks		RR			32,346
Sub-Total							856,976
Grade	B+		Factor 1.3500				1,156,918
CDU			C&D Factor 1.00				1,156,918
Depreciation			35 %				751,997
Computed cost value @ 70%							526,398

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	16	1,465
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P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
G Garages	FRL Attached frame GT 65	816	36,558
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
P Porches, Patios, Decks	DECK Wood deck	1,062	28,132
L Living Area	OVER Frame Overhang	18	1,649
P Porches, Patios, Decks	BPAT Brick/flagstone pati	666	15,187

Total additions 101,210

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	10
Interior Walls	02	Drywall	Garage cars	3
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	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	03	Rec Room W/ Air	Addn'l fixtures	2
Air Condition	01	Central Air	Rec Room Size	752
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,320
			# Living Units	
			Saunas	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1992				

