

Property at 00172 WOODFORD HILLS DRIVE

Prop ID 4680172

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Administrative Information

Owner name: RACINE ALBERT N AND
 Second name: PHYLLIS O
 Address: 172 WOODFORD HILLS DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 009 Clerk map:
 Lot: 4680172 Neigh.: Zone: RU2A Vol: 289 Page: 1053

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 07-Jan-1994
Resident Land	1.69	122,500				Sale price: 407,500
Resident Dwelling	1.00	324,220				Sale valid: Y
					Values	
					Mkt value :	
					Cost value: 638,171	
Summary			Utilities		Sales ratios	
Total assessments	446,720		Water	Well	Cost/sale :	1.5661
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	446,720		Gas	CNG	Assmt/sale:	1.0962

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.690	175,000	175,000		175,000	122,500
Primary Site		73,616					
		1.690 acres		Total land value		175,000	122,500

Building Valuation Summary

		Area			
Dwelling	Frame	1 1/2 story w/bsmt	1,965	394,780	
Basement	Full				
Heating	Yes	A/C Yes		11,260	
Plumbing	3 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		21,000
Additions					87,288
Other Features		WB Stks			13,500
Sub-Total					527,828
Grade	B+	Factor 1.3500			712,568
CDU		C&D Factor 1.00			712,568
Depreciation		35 %			463,169
		Computed cost value @ 70%			324,218

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	624	27,956
P Porches, Patios, Decks	FOFF Frame open first flo	150	9,139
L Living Area	BSMT Basement addition	133	2,451
L Living Area	FRFF Frame first floor	133	15,226
L Living Area	AIR Air conditioning	133	404
P Porches, Patios, Decks	DECK Wood deck	350	9,272
L Living Area	BSMT Basement addition	168	3,096
L Living Area	FRFF Frame first floor	168	19,233
L Living Area	AIR Air conditioning	168	511
Total additions			87,288

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	2
Floors	07	Hardwood/Carpeti	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	3
Attic	99	None	Half Baths	2
Grade	43	B+	Addtn'l fixtures	3
Garage	22	Attached 2 car	Whirlpools	1
Area Over Gar.	99	None	Saunas	3,406
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	2
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good	Actual Year Built: 1993	
Exterior Cond	05	Good		

