

Property at 00182 WOODFORD HILLS DRIVE

Prop ID 4680182

Printed 04-Apr-2025 2:14 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BARAN KEVIN M & ROBIN W TTEES  
 Second name:  
 Address: 182 WOODFORD HILLS DRIVE  
 City/state: AVON CT Zip: 00601

## Location Information

Map: 009 Clerk map:  
 Lot: 4680182 Neigh.: Zone: RU2A Vol: 801 Page: 885

| Assessments       |         |         | Exemptions |        | Last sale    |                        |
|-------------------|---------|---------|------------|--------|--------------|------------------------|
| Assmt category    | Qty     | Amount  | Exempt     | Cat    | Amount       | Sale date: 02-Jul-2012 |
| Resident Land     | 1.72    | 122,500 |            |        |              | Sale price: 771,000    |
| Resident Dwelling | 1.00    | 439,730 |            |        |              | Sale valid:            |
| Resident Outbldg  | 1.00    | 27,300  |            |        |              | Values                 |
|                   |         |         |            |        |              | Mkt value :            |
|                   |         |         |            |        |              | Cost value: 842,186    |
| Summary           |         |         | Utilities  |        | Sales ratios |                        |
| Total assessments | 589,530 |         | Water      | Well   | Cost/sale :  | 1.0923                 |
| Total exemptions  |         |         | Sewer      | Septic | Mkt/sale :   |                        |
| Net assessment    | 589,530 |         | Gas        | CNG    | Assmt/sale:  | .7646                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | 1.720      | 175,000 | 175,000          |      |      | 175,000 | 122,500   |
| Primary Site |     | 74,923     |         |                  |      |      |         |           |
| 1.720 acres  |     |            |         | Total land value |      |      | 175,000 | 122,500   |

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 19   | Modern Colonial  |                         |       |
| Exterior Walls | 01   | Clapboards       |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 02   | Hip              |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 9     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| 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         | 23   | Attached 3 car   | Half Baths              | 3     |
| Area Over Gar. | 01   | Fully Finished   | Masonry trim sf         |       |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Rec Room Size           | 1,035 |
| Air Condition  | 01   | Central Air      | Living area             | 4,164 |
| Interior Cond  | 05   | Good             | Whirlpools              |       |
| Exterior Cond  | 05   | Good             | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 3     |
|                |      |                  | Actual Year Built: 1996 |       |

## Building Valuation Summary

|                           |       |                 |              |       |         |
|---------------------------|-------|-----------------|--------------|-------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,824 | 425,210 |
| Basement                  | Full  |                 |              |       |         |
| Heating                   | Yes   | A/C Yes         |              |       | 12,140  |
| Plumbing                  | 3 F/B | 3 H/B           | 4 Add'l fix. | Wh/p  | 22,500  |
| Attic                     | None  |                 | Attic size:  |       |         |
| Additions                 |       |                 |              |       | 117,108 |
| Other Features            |       | WB Stks         | RR           |       | 41,938  |
| Sub-Total                 |       |                 |              |       | 618,896 |
| Grade                     | A-    | Factor 1.4500   |              |       | 897,399 |
| CDU                       |       | C&D Factor 1.00 |              |       | 897,399 |
| Depreciation              |       | 30 %            |              |       | 628,179 |
| Computed cost value @ 70% |       |                 |              |       | 439,725 |

## Building additions

| Category                 | Type                      | Area | Value   |
|--------------------------|---------------------------|------|---------|
| G Garages                | FRL Attached frame GT 65  | 884  | 39,605  |
| G Garages                | FSF Full-story fin o/gar  | 96   | 6,430   |
| L Living Area            | AIR Air conditioning      | 96   | 292     |
| L Living Area            | BSMT Basement addition    | 180  | 3,317   |
| L Living Area            | FRFF Frame first floor    | 180  | 20,607  |
| L Living Area            | AIR Air conditioning      | 180  | 547     |
| L Living Area            | BSMT Basement addition    | 240  | 4,423   |
| L Living Area            | FRFF Frame first floor    | 240  | 27,475  |
| L Living Area            | AIR Air conditioning      | 240  | 730     |
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 600  | 13,682  |
| Total additions          |                           |      | 117,108 |

## Outbuilding Information

| Description                 | Wid | Len    | Area          | Rate  | Year   | Cnd | RCN    | Depr | Value  |
|-----------------------------|-----|--------|---------------|-------|--------|-----|--------|------|--------|
| RP1 Pool w/<br>Plastic Linr | 22  | 38     | 836           | 74.05 | 2020   | B   | 78,001 | 50   | 39,000 |
| Value at 70%                |     | 27,300 | Value at 100% |       | 39,000 |     |        |      |        |

