

Property at 00156 WOODFORD HILLS DRIVE

Prop ID 4680156

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Administrative Information

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

Location Information

Map: 009 Clerk map:
 Lot: 4680156 Neigh.: Zone: Vol: 609 Page: 823

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	09-Aug-2010
Resident Land	1.65	140,000			Sale price:	634,900
Resident Dwelling	1.00	502,710			Sale valid:	14
					Values	
					Mkt value :	
					Cost value:	918,160
Summary			Utilities		Sales ratios	
Total assessments		642,710	Water	None	Cost/sale :	1.4461
Total exemptions			Sewer	None	Mkt/sale :	
Net assessment		642,710	Gas	CNG	Assmt/sale:	1.0123

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	1.650	200,000			200,000	140,000
Primary Site		71,874					
1.6500 acres				Total land value		200,000	140,000

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	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	5
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	Addtn'l fixtures	6
Air Condition	01	Central Air	Rec Room Size	2,400
Interior Cond	05	Good	Living area	4,954
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1990				

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	3,164	411,190
Basement	Full			
Heating	Yes	A/C Yes		12,460
Plumbing	5 F/B	2 H/B	6 Add'l fix.	1 Wh/p
Attic	None			Saunas
Additions				24,700
Other Features		WB Stks	Unfin 3,500	81,900
Sub-Total				582,680
Grade	A-	Factor 1.4500		844,890
CDU		C&D Factor 1.00		844,890
Depreciation		15 %		718,160
Computed cost value @ 70%				502,710

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	492	21,100
G Garages	FRL Attached frame GT 65	816	25,800
L Living Area	FRFF Frame first floor	208	16,800
L Living Area	BSMT Basement addition	208	2,700
L Living Area	AIR Air conditioning	208	400
P Porches, Patios, Decks	FOFF Frame open first flo	52	2,200
L Living Area	FRFF Frame first floor	16	1,300
P Porches, Patios, Decks	DECK Wood deck	620	11,600
Total additions			81,900

