

150 BRADFORD CORNER RD

Location 150 BRADFORD CORNER RD

Mblu 7274/ 21/ 07A-1/ /

Acct# W0416700

Owner MANIS NANCY + BRYAN W +

Assessment \$212,700

Appraisal \$303,700

PID 4431

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$249,900	\$53,800	\$303,700
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$175,000	\$37,700	\$212,700

Owner of Record

Owner MANIS NANCY + BRYAN W +
Co-Owner MANIS ERIN K
Address 150 BRADFORD CORNER RD
 WOODSTOCK, CT 06281

Sale Price \$247,000
Certificate
Book & Page 642/ 99
Sale Date 11/06/2018
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MANIS NANCY + BRYAN W +	\$247,000		642/ 99	00	11/06/2018
CONOVER SUSAN C TRUST	\$162,000	1	369/ 193		03/28/2003
JAX TERRY HOFFMAN + RICHARD D	\$0		305/ 179		10/29/1999

Building Information

Building 1 : Section 1

Year Built: 1984
Living Area: 1,393
Replacement Cost: \$289,435
Building Percent Good: 84
Replacement Cost Less Depreciation: \$243,100

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	C+
Stories:	1.25
Living Units	1

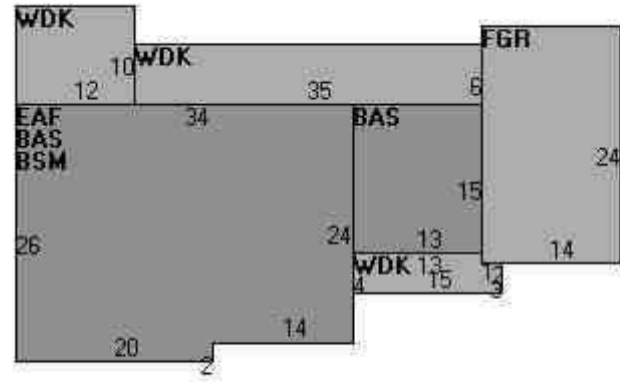
Building Photo



(<https://images.vgsi.com/photos/WoodstockCTPhotos/A00\00\28\51.JPG>)

Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Arch. Shingles
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Ceram Clay Til
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Partial
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Whirlpool Tubs	
Bsmt. Garages	0

Building Layout



(https://images.vgsi.com/photos/WoodstockCTPhotos/Sketches/4431_443)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,051	1,051	
EAF	Expansion Attic Finished	856	342	
BSM	Basement Area	856	0	
FGR	Garage	336	0	
WDK	Wood Deck	388	0	
		3,487	1,393	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL2	Fireplace, 1.5 Sty	1 UNITS	\$3,400	1	
A/C	Air Conditioning	884 S.F.	\$1,900	1	

Land

Land Use

Use Code 101
 Description Single Family
 Zone
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.73
 Frontage
 Depth
 Assessed Value \$37,700
 Appraised Value \$53,800

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
SHD1	Shed	FR	Frame	240 S.F.	\$1,500	1	

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2023	\$249,900	\$53,800	\$303,700	
2022	\$249,900	\$53,800	\$303,700	
2020	\$155,400	\$53,800	\$209,200	

Assessment

Valuation Year	Improvements	Land	Total
2023	\$175,000	\$37,700	\$212,700
2022	\$175,000	\$37,700	\$212,700
2020	\$108,800	\$37,700	\$146,500

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