

Property at 00050 WOODHAVEN DRIVE

Prop ID 4690050

Printed 07-Feb-2024 7:33 PM Design and Layout (C) Right/Angles

Administrative Information	
Owner name:	SCHUCH BRENDAN & VICTORIA
Second name:	
Address:	50 WOODHAVEN DRIVE
City/state:	AVON CT Zip: 06001

Building Valuation Summary

		Area	
Dwelling	Frame 1 1/2 story w/bsmt	768	190,950
Basement	Full		
Heating	Yes A/C Yes		5,510
Plumbing	2 F/B H/B 1 Add'l fix. Wh/p Saunas		5,500
Attic	None Attic size:		
Additions			105,337
Other Features	WB Stks RR		18,027
Sub-Total			325,324
Grade	C+ Factor 1.0800		351,350
CDU	C&D Factor 1.00		351,350
Depreciation	20 %		281,080
Computed cost value @ 70%			196,756

Location Information					
Map: 018	Clerk map:				
Lot: 4690050	Neigh.:	Zone: R30	Vol: 773 Page: 1022		
Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date:	07-Apr-2022
Resident Land	.92 94,500			Sale price:	464,175
Resident Dwelling	1.00 196,760			Sale valid:	
Resident Outbldg	1.00 980			Values	
Resident Excess	.29 1,520			Mkt value :	
Summary		Utilities		Sales ratios	
Total assessments	293,760	Water	Connecticut	Cost/sale :	.9041
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	293,760	Gas	None	Assmt/sale:	.6329

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	40	4,579
L Living Area	BSMT Basement addition	40	737
L Living Area	FRFF Frame first floor	120	13,738
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	DECK Wood deck	436	11,550
L Living Area	FRFF Frame first floor	448	51,287
L Living Area	AIR Air conditioning	40	122
L Living Area	AIR Air conditioning	120	365
L Living Area	AIR Air conditioning	448	1,362
Total additions			105,337

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site		40,075					
RES	12	.290	7,500	2,175		2,175	1,523
Residual		12,632					
1.210 acres				Total land value		137,175	96,023

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8 Garage cars 2
Interior Walls	01	Plaster	Bedrooms	4 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f 40
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	1 Rec Room Size 450
Grade	33	C+	Whirlpools	Living area 1,952
Garage	22	Attached 2 car	Saunas	# Living Units
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1957	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980	Value at 100%			1,400		

