

Property at 00059 WOODHAVEN DRIVE

Prop ID 4690059

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

Administrative Information	
Owner name:	GRACER ALEXANDER AND
Second name:	PREVO JACQUELYN ELIZABETH
Address:	59 WOODHAVEN DRIVE
City/state:	AVON CT
Zip:	06001

Building Valuation Summary

		Area	
Dwelling	Masonry 1 story w/bsmt	1,404	236,160
Basement	Full		
Heating	Yes A/C No		
Plumbing	3 F/B H/B 1 Add'l fix. Wh/p Saunas		10,500
Attic	Fully Finished Attic size: 490		18,167
Additions			43,316
Other Features	WB Stks		29,863
Sub-Total			338,006
Grade	B- Factor 1.1700		395,467
CDU	C&D Factor 1.00		395,467
Depreciation	20 %		316,374
Computed cost value @ 70%			221,462

Location Information						
Map: 018	Clerk map:					
Lot: 4690059	Neigh.:	Zone: R30	Vol: 779 Page: 263			
Assessments		Exemptions		Last sale		
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 19-Sep-2022	
Resident Land	.92	94,500			Sale price: 445,000	
Resident Dwelling	1.00	221,460			Sale valid:	
Resident Outbldg	2.00	2,030			Values	
Resident Excess	.29	1,520			Mkt value :	
					Cost value:	456,443
Summary		Utilities		Sales ratios		
Total assessments	319,510	Water	Well	Cost/sale :	1.0257	
Total exemptions		Sewer	Septic	Mkt/sale :		
Net assessment	319,510	Gas	None	Assmt/sale:	.7180	

Building additions

Category	Type	Area	Value
G Garages	MA Attached masonry LE	576	25,832
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
L Living Area	FRFF Frame first floor	20	2,290
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
Total additions			43,316

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	07	Split Level		
Exterior Walls	07	Stone		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Dormer linear f	
Attic	01	Fully Finished	Full Baths	3
Grade	37	B-	Half Baths	
Garage	22	Attached 2 car	Finish bsmt sz	592
Area Over Gar.	99	None	Addtn'l fixtures	1
Basement	01	Full	Whirlpools	
Bsmt Fin Qual	04	Living Area w/o	Saunas	
Air Condition	99	None	# Living Units	
Interior Cond	06	Very Good	M/F stacks	
Exterior Cond	06	Very Good	W/B stacks	2
			W/B openings	2
Actual Year Built: 1958				

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	12	144	30.00		C	4,320	50	2,200
Utility Shed									
PT1 Concrete	10	16	160	8.45		C	1,352	50	700
Patio									
Value at 70%		2,030		Value at 100%		2,900			

