

Property at 00032 EAST WOODHAVEN DRIVE

Prop ID 2150032

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Administrative Information

Owner name: SALCHERT ANDREW J AND
 Second name: CATHERINE A LESTER
 Address: 32 EAST WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2150032 Neigh.: Zone: R40 Vol: 488 Page: 1076

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 02-Jan-2004
Resident Dwelling	1.00	183,900			Sale price: 330,000
Resident Outbldg	1.00	1,680			Sale valid: Y
					Values
Resident Excess	.55	2,890			Mkt value :
					Cost value: 404,243

Summary

Total assessments	282,970	Utilities	Water Connecticut	Sales ratios
Total exemptions		Sewer	Septic	Cost/sale : 1.2250
Net assessment	282,970	Gas	None	Mkt/sale :
				Assmt/sale: .8575

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	.550	7,500	4,125		4,125	2,888
Residual		23,958					
				1.470 acres	Total land value	139,125	97,388

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	07	Split Level	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 3
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Half Baths 2
Grade	37	B-	Finish bsmt sz 280
Garage	12	Basement 2 car	Addtn'l fixtures
Area Over Gar.	01	Fully Finished	Whirlpools
Basement	01	Full	Saunas
Bsmt Fin Qual	02	Rec Room w/o air	# Living Units
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	
Actual Year Built: 1973			

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,902	296,790
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p	Saunas 12,000
Attic	None		Attic size:		
Additions					17,165
Other Features		WB Stks		Bsmt Gar	19,489
Sub-Total					345,444
Grade	B-	Factor 1.1700			404,169
CDU		C&D Factor 1.00			404,169
Depreciation		35 %			262,710
Computed cost value @ 70%					183,897

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
Total additions			17,165

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2005	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680	Value at 100%		2,400				

