

Property at 00038 EAST WOODHAVEN DRIVE

Prop ID 2150038

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Administrative Information

Owner name: HILARIO SHAWN TRUSTEE
Second name: DE MOURA CASTRO IRREVOC TRST
Address: 38 EAST WOODHAVEN DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 06 059
Lot: 2150038 Neigh.: Zone: R40 Vol: 712 Page: 565

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 21-Aug-1986
Resident Land	.92	94,500			Sale price: 180,000
Resident Dwelling	1.00	173,860			Sale valid:
Resident Outbldg	1.00	1,400			Values
Resident Excess	.64	3,340			Mkt value :
					Cost value: 390,143

Summary

Total assessments	273,100	Water	Connecticut	Cost/sale :	2.1675
Total exemptions		Sewer	Septic	Mkt/sale :	
Net assessment	273,100	Gas	None	Assmt/sale:	1.5172

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	.636	7,500	4,770		4,770	3,339
Residual	27,704						
1.556 acres		Total land value		139,770		97,839	

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 5
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 3
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms
Attic	99	None	Dormer linear f
Grade	33	C+	Full Baths 3
Garage	22	Attached 2 car	Masonry trim sf 250
Area Over Gar.	99	None	Half Baths
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures 1
Air Condition	01	Central Air	Rec Room Size 1,000
Interior Cond	05	Good	Living area 1,708
Exterior Cond	05	Good	Whirlpools
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1971

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,212	205,990
Basement	Full			
Heating	Yes	A/C Yes		5,910
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	10,500
Attic	None	Attic size:	Saunas	
Additions				92,865
Other Features	Mason Trim	WB Stks	RR	38,546
Sub-Total				353,811
Grade	C+	Factor 1.0800		382,116
CDU		C&D Factor 1.00		382,116
Depreciation		35 %		248,375
		Computed cost value @ 70%		173,863

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	496	56,783
L Living Area	AIR Air conditioning	496	1,508
L Living Area	BSMT Basement addition	496	9,140
G Garages	FR Attached frame LE 65	484	21,597
P Porches, Patios, Decks	CPAT Concrete patio	150	1,278
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
Total additions			92,865

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	13	10	130	30.00		C	3,900	50	2,000
Utility Shed									
Value at 70%	1,400						Value at 100%		2,000

