

Property at 00046 EAST WOODHAVEN DRIVE

Prop ID 2150046

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Administrative Information

Owner name: JOSEPHSON KEVIN T & ELENA L
 Second name:
 Address: 46 EAST WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map: 06 059
 Lot: 2150046 Neigh.: Zone: R40 Vol: 751 Page: 627

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	217,160

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Dec-2020
 Sale price: 429,000
 Sale valid:

Values

Mkt value :
 Cost value: 446,471

Summary

Total assessments	312,530
Total exemptions	
Net assessment	312,530

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0407
 Mkt/sale :
 Assmt/sale: .7285

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	.165	7,500	1,238			1,238	867
Residual		7,187						

1.085 acres

Total land value

136,238

95,367

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	276,010
Basement	Full		1,060	
Heating	Yes	A/C Yes		7,930
Plumbing	2 F/B	1 H/B Add'l fix.	Wh/p	8,500
Attic	None	Attic size:		
Additions				92,217
Other Features	WB Stks	RR		23,266

Sub-Total		407,923
Grade	B-	Factor 1.1700
CDU	C&D Factor 1.00	477,270
Depreciation	35 %	310,226
	Computed cost value @ 70%	217,158

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	280	7,417
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	FRFF Frame first floor	350	40,068
L Living Area	BSMT Basement addition	350	6,450
G Garages	FRL Attached frame GT 65	658	29,480
L Living Area	OVER Frame Overhang	9	824
L Living Area	OVER Frame Overhang	23	2,106
L Living Area	AIR Air conditioning	350	1,064

Total additions 92,217

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	03	Aluminum Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	05	W/W over sub-flo	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	37	B-	Full Baths 2
Garage	22	Attached 2 car	Masonry trim sf
Area Over Gar.	99	None	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	02	Rec Room w/o air	Addn'l fixtures
Air Condition	01	Central Air	Rec Room Size 750
Interior Cond	05	Good	Living area 2,544
Exterior Cond	05	Good	Whirlpools
			Saunas
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 1
			Actual Year Built: 1975

