

Property at 00049 EAST WOODHAVEN DRIVE

Prop ID 2150049

Printed 06-Feb-2024 11:00 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CANNELLA ANDREW S
 Second name:
 Address: 49 EAST WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 2150049 Neigh.: Zone: R40 Vol: 387 Page: 899

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Jul-2000
Resident Land	.92	94,500				Sale price: 338,000
Resident Dwelling	1.00	242,260				Sale valid: Y
					Values	
Resident Excess	.14	740				Mkt value :
						Cost value: 482,143
Summary			Utilities		Sales ratios	
Total assessments		337,500	Water	Connecticut		Cost/sale : 1.4265
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		337,500	Gas	None		Assmt/sale: .9985

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	.140	7,500	1,050			1,050	735
Residual		6,098						
1.060 acres				Total land value			136,050	95,235

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,350	332,650
Basement	Full with walk				
Heating	Yes	A/C Yes			9,530
Plumbing	3 F/B	H/B Add'l fix.	Wh/p	Saunas	10,000
Attic	None	Attic size:			
Additions					72,413
Other Features	WB Stks	RR	Bsmt Gar		30,490
Sub-Total					455,083
Grade	B-	Factor 1.1700			532,447
CDU		C&D Factor 1.00			532,447
Depreciation		35 %			346,091
		Computed cost value @ 70%			242,264

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	BSMT Basement addition	352	6,487
P Porches, Patios, Decks	DECK Wood deck	224	5,934
G Garages	FR Attached frame LE 65	108	6,927
L Living Area	AIR Air conditioning	352	1,070
Total additions			72,413

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch 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	04	Linoleum	Bedrooms	4
Heating System	01	Hot Water	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	
Grade	37	B-	Addtn'l fixtures	
Garage	12	Basement 2 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1975	

