

Property at 00005 WOODHAVEN DRIVE

Prop ID 4690005

Printed 07-Feb-2024 7:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FRANKLIN SANDRA
Second name:
Address: 5 WOODHAVEN DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4690005 Neigh.: Zone: R30 Vol: 110 Page: 0576

Assessments

Assmt category	Qty	Amount
Resident Land	.73	94,500
Resident Dwelling	1.00	86,940

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 26-Mar-1979
Sale price: 59,000
Sale valid:

Values

Mkt value :
Cost value: 259,200

Summary

Total assessments	181,440
Total exemptions	
Net assessment	181,440

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 4.3932
Mkt/sale :
Assmt/sale: 3.0753

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.730	135,000	135,000			135,000	94,500
Primary Site		31,799						

.730 acres

Total land value

135,000

94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	157,570
Basement	Full		844	
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 500
Attic	None	Attic size:		
Additions				26,253
Other Features		WB Stks		6,750

Sub-Total			191,073
Grade	C	Factor 1.0000	191,073
CDU		C&D Factor 1.00	191,073
Depreciation		35 %	124,197
		Computed cost value @ 70%	86,938

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	114	2,600
P Porches, Patios, Decks	FOFF Frame open first flo	190	11,576
G Garages	FR Attached frame LE 65	240	12,077

Total additions 26,253

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
Value at 70%					Value at 100%				

