

Printed 07-Feb-2024 7:29 PM Design and Layout (C) Right/Angles

Building Valuation Summary

Owner name: SCHIEFFELIN CATHERINE E &
Second name: BALANDA WILLIAM R
Address: 9 WOODHAVEN DRIVE
City/state: AVON CT

Zip: 06001

-Location Information-

Map: 018 Clerk map:
Lot: 4690009 Neigh.: Zone: R30 Vol: 626 Page: 1148

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	125,510
Resident Outbldg	1.00	2,030

-Exemptions-

Exempt	Cat	Amount
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-Last sale-

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Sale date: 25-Jul-2011
Sale price:      270,000
Sale valid:
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—Values—

Mkt value :	
Cost value:	317,200

Summary

Total assessments	222,040
Total exemptions	
Net assessment	222,040

- Utilities:

Water	Well
Sewer	Septic
Gas	None

- Sales ratios:

Cost/sale :	1.1748
Mkt/sale :	
Assmt/sale:	.8224

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					

.690 acres	Total land value	135,000	94,500
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Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	02	Cape				
Exterior Walls	04	Vinyl Siding				
Roof Material	01	Asphalt Shingles	Story Height 1.5			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	6	Garage cars	2
Interior Walls	01	Plaster	Bedrooms	3	Unfinished area	
Floors	01	Hardwood	Family Rooms	1	Dormer linear f	36
Heating System	01	Hot Water	Full Baths	2	Masonry trim sf	
Fuel	01	Oil	Half Baths		Finish bsmt sz	
Attic	99	None	Addtn'l fixtures		Rec Room Size	240
Grade	33	C+	Whirlpools		Living area	1,440
Garage	12	Basement 2 car	Saunas		# Living Units	
Area Over Gar.	01	Fully Finished	M/F stacks			
Basement	01	Full	W/B stacks	1		
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1		
Air Condition	99	None				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1957			

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full				960	223,640
Heating	Yes	A/C	No			
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:				
Additions						9,733
Other Features	WB Stks	RR	Bsmt	Gar		17,035

Sub-Total			255,408
Grade	C+	Factor	1.0800
			275,841
CDU		C&D Factor	1.00
			275,841
Depreciation		35 %	179,297
		Computed cost value @ 70%	125,508

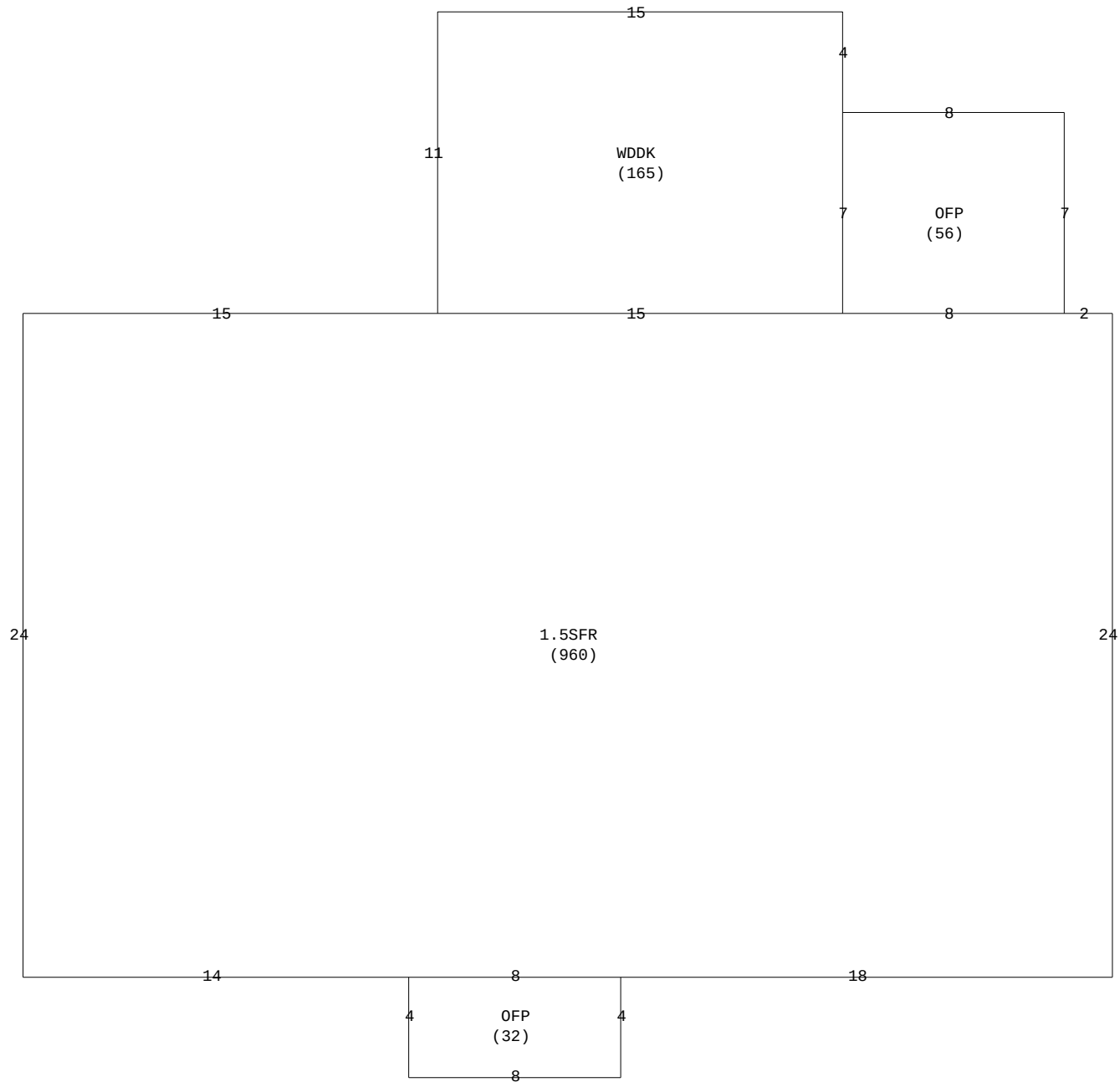
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	32	1,950
P Porches, Patios, Decks	FOFF Frame open first flo	56	3,412
P Porches, Patios, Decks	DECK Wood deck	165	4,371

Total additions	9,733
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Outbuilding Information

[illegible]



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