

Property at 00015 WOODHAVEN DRIVE

Prop ID 4690015

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

Administrative Information

Owner name: ATIYEH CHRISTOPHER M
 Second name:
 Address: 15 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690015 Neigh.: Zone: R30 Vol: 327 Page: 0049

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	132,200
Resident Outbldg	1.00	1,260

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Dec-1996
 Sale price: 165,000
 Sale valid: Y

Values

Mkt value :
 Cost value: 328,957

Summary

Total assessments	230,270
Total exemptions	
Net assessment	230,270

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.9937
 Mkt/sale :
 Assmt/sale: 1.3956

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	.440	7,500	3,300			3,300	2,310
Residual		19,166						

1.360 acres Total land value 138,300 96,810

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	02	Wood Shingles	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	03	Partially finish	
Grade	30	C	
Garage	22	Attached 2 car	
Area Over Gar.	99	None	
Basement	01	Full	
Bsmt Fin Qual	02	Rec Room w/o air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1950

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	1,202
Basement	Full		204,680
Heating	Yes	A/C Yes	5,880
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas
Attic	Partially finished	Attic size: 1,202	24,471
Additions			43,487
Other Features	WB Stks	RR	12,035

Sub-Total		290,553
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	290,553
Depreciation	35 %	188,859
	Computed cost value @ 70%	132,201

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	274	16,694
G Garages	FR Attached frame LE 65	552	24,250
P Porches, Patios, Decks	DECK Wood deck	96	2,543

Total additions 43,487

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2016	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

