

Property at 00016 WOODHAVEN DRIVE

Prop ID 4690016

Printed 30-Dec-2025 10:42 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: BOURBEAU ROGER E AND  
 Second name: MARY E  
 Address: 16 WOODHAVEN DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 018 Clerk map:  
 Lot: 4690016 Neigh.: Zone: R30 Vol: 037 Page: 0450

## Assessments

## Exemptions

## Last sale

| Assmt category    | Qty  | Amount  | Exempt Cat  | Amount | Sale date:  |
|-------------------|------|---------|-------------|--------|-------------|
| Resident Land     | .69  | 94,500  | AAA Veteran | 1,000  | Sale price: |
| Resident Dwelling | 1.00 | 160,650 | CAB Add Vet | 500    | Sale valid: |
| Resident Outbldg  | 1.00 | 1,680   | DAC Veteran | 10,000 |             |

## Values

Mkt value :  
 Cost value: 366,900

## Summary

## Utilities

## Sales ratios

| Total assessments | 256,830 | Water Well   | Cost/sale : |
|-------------------|---------|--------------|-------------|
| Total exemptions  | 11,500  | Sewer Septic | Mkt/sale :  |
| Net assessment    | 245,330 | Gas None     | Assmt/sale: |

## 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

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |   |
|----------------|------|------------------|-------------------------|---|
| Style          | 04   | Colonial         |                         |   |
| Exterior Walls | 02   | Wood Shingles    |                         |   |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |   |
| Roof Type      | 01   | Gable            |                         |   |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 7 |
| Interior Walls | 02   | Drywall          | Bedrooms                | 3 |
| Floors         | 01   | Hardwood         | Family Rooms            | 1 |
| Heating System | 01   | Hot Water        | Full Baths              | 1 |
| Fuel           | 01   | Oil              | Half Baths              | 1 |
| Attic          | 99   | None             | Addtn'l fixtures        |   |
| Grade          | 33   | C+               | Whirlpools              |   |
| Garage         | 22   | Attached 2 car   | Saunas                  |   |
| Area Over Gar. | 04   | Loft             | M/F stacks              |   |
| Basement       | 01   | Full             | W/B stacks              | 2 |
| Bsmt Fin Qual  | 02   | Rec Room w/o air | W/B openings            | 2 |
| Air Condition  | 99   | None             |                         |   |
| Interior Cond  | 05   | Good             |                         |   |
| Exterior Cond  | 05   | Good             | Actual Year Built: 1960 |   |

## Building Valuation Summary

|                |       |                           |             |      |         |
|----------------|-------|---------------------------|-------------|------|---------|
| Dwelling       | Frame | 2 story w/bsmt            | Area        | 768  | 218,990 |
| Basement       | Full  |                           |             |      |         |
| Heating        | Yes   | A/C No                    |             |      |         |
| Plumbing       | 1 F/B | 1 H/B                     | Add'l fix.  | Wh/p | Saunas  |
| Attic          | None  |                           | Attic size: |      | 3,500   |
| Additions      |       |                           |             |      | 87,620  |
| Other Features |       | WB Stks                   | RR          |      | 16,803  |
| Sub-Total      |       |                           |             |      | 326,913 |
| Grade          | C+    | Factor 1.0800             |             |      | 353,066 |
| CDU            |       | C&D Factor 1.00           |             |      | 353,066 |
| Depreciation   |       | 35 %                      |             |      | 229,493 |
|                |       | Computed cost value @ 70% |             |      | 160,645 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 32   | 2,931  |
| L Living Area            | FRFF Frame first floor    | 84   | 9,616  |
| L Living Area            | BSMT Basement addition    | 84   | 1,548  |
| P Porches, Patios, Decks | DECK Wood deck            | 143  | 3,788  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 24   | 1,462  |
| L Living Area            | FRFF Frame first floor    | 312  | 35,718 |
| G Garages                | FR Attached frame LE 65   | 528  | 23,314 |
| L Living Area            | UATT Unfinished attic     | 528  | 9,243  |

Total additions 87,620

## Outbuilding Information

| Description  | Wid | Len | Area  | Rate  | Year | Cnd | RCN           | Depr | Value |
|--------------|-----|-----|-------|-------|------|-----|---------------|------|-------|
| RS1 Frame    | 10  | 16  | 160   | 30.00 |      | C   | 4,800         | 50   | 2,400 |
| Utility Shed |     |     |       |       |      |     |               |      |       |
| Value at 70% |     |     | 1,680 |       |      |     | Value at 100% |      | 2,400 |

