

Property at 00022 WOODHAVEN DRIVE

Prop ID 4690022

Printed 07-Feb-2024 7:30 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GODAJ GENTIAN & MIRJETA
 Second name:
 Address: 22 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690022 Neigh.: Zone: R40 Vol: 689 Page: 71

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	209,610
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 11-Aug-2015
 Sale price: 145,000
 Sale valid: 07

Values

Mkt value :
 Cost value: 435,843

Summary

Total assessments	305,090
Total exemptions	
Net assessment	305,090

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.0058
 Mkt/sale :
 Assmt/sale: 2.1041

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	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	07	Propane Gas	Half Baths	
Attic	99	None	Addtn'l fixtures	2
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1954	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area 1,048	273,670
Basement	Full with walk					
Heating	Yes	A/C	Yes			7,870
Plumbing	2 F/B	H/B	2 Add'l fix.	Wh/p	Saunas	6,000
Attic	None	Attic size:				
Additions						139,010
Other Features						

Sub-Total			426,550
Grade	C+	Factor 1.0800	460,674
CDU		C&D Factor 1.00	460,674
Depreciation		35 %	299,438
		Computed cost value @ 70%	209,607

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	220	25,186
L Living Area	BSMT Basement addition	220	4,054
L Living Area	AIR Air conditioning	220	669
L Living Area	FRFF Frame first floor	582	66,628
L Living Area	BSMT Basement addition	582	10,725
L Living Area	AIR Air conditioning	582	1,769
G Garages	FR Attached frame LE 65	506	22,456
P Porches, Patios, Decks	DECK Wood deck	100	2,649

Total additions 139,010

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	1998	C	2,880	50	1,400
Utility Shed									
Value at 70%	980		Value at 100%		1,400				

