

Property at 00023 WOODHAVEN DRIVE

Prop ID 4690023

Printed 05-Oct-2026 8:47 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: CROCITTA FEDERICO N
 Second name:
 Address: 23 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690023 Neigh.: Zone: R30 Vol: 794 Page: 890

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 01-Jul-2024
Resident Land	.92	94,500	ADA Veteran	3,000	Sale price: 380,000
Resident Dwelling	1.00	116,060	CDB Add Vet	1,500	Sale valid:
Resident Outbldg	3.00	5,460	DAC Veteran	10,000	
Resident Excess		.44	2,310	Values	
Total assessments		218,330	Utilities		Sales ratios
Total exemptions		14,500	Water Well	Cost/sale : .8208	
Net assessment		203,830	Sewer Septic	Mkt/sale :	
			Gas None	Assmt/sale: .5746	

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	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	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	21	Attached 1 car	Saunas	
Area Over Gar.	99	None	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: 1950	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	800	196,400
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					24,249
Other Features		WB Stks	RR		12,035
Sub-Total					236,184
Grade	C+	Factor 1.0800			255,079
CDU		C&D Factor 1.00			255,079
Depreciation		35 %			165,801
Computed cost value @ 70%					116,061

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	108	10,299
G Garages	FR Attached frame LE 65	288	13,950
Total additions			24,249

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
GHS Greenhouse	4	8	32	16.90		C	541	50	300
RS1 Frame	11	32	352	30.00		C	10,560	50	5,300
Utility Shed									
RS1 Frame	12	12	144	30.00		C	4,320	50	2,200
Utility Shed									
Value at 70%		5,460	Value at 100%		7,800				

