

Property at 00024 WOODHAVEN DRIVE

Prop ID 4690024

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

Administrative Information

Owner name: CANNON ADAM J
 Second name:
 Address: 24 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690024 Neigh.: Zone: R30 Vol: 759 Page: 252

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500	AAA Veteran	1,000	Sale date: 10-May-2021
Resident Dwelling	1.00	239,440	CAB Add Vet	500	Sale price: 360,000
Resident Outbldg	1.00	17,570	DAC Veteran	10,000	Sale valid:

Values	
Mkt value :	
Cost value:	505,386

Summary

Summary		Utilities		Sales ratios	
Total assessments	353,770	Water	Well	Cost/sale :	1.4039
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	342,270	Gas	None	Assmt/sale:	.9827

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	.430	7,500	3,225		3,225	2,258
Residual		18,731					

1.350 acres Total land value 138,225 96,758

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	07	Propane Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	33	C+	Full Baths	2
Garage	22	Attached 2 car	Masonry trim sf	
Area Over Gar.	99	None	Half Baths	1
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	700
Interior Cond	06	Very Good	Living area	1,976
Exterior Cond	06	Very Good	Whirlpools	
			# Living Units	1
			M/F stacks	1
			W/B stacks	
			W/B openings	
Actual Year Built: 2023				

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	1,494	243,100
Basement	Full with walk		
Heating	Yes A/C Yes		6,960
Plumbing	2 F/B 1 H/B 1 Add'l fix. Wh/p		9,000
Attic	None Attic size:		
Additions			116,292
Other Features	M Stks RR		20,543

Sub-Total		395,895
Grade	C+	
Factor	1.0800	427,567
CDU	C&D Factor 1.00	427,567
Depreciation	20 %	342,054
Computed cost value @ 70%		239,438

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	690	29,635
L Living Area	UATT Unfinished attic	160	2,801
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
P Porches, Patios, Decks	DECK Wood deck	168	4,450
P Porches, Patios, Decks	FOFF Frame open first flo	280	17,059
P Porches, Patios, Decks	DECK Wood deck	456	12,079
P Porches, Patios, Decks	DECK Wood deck	336	8,901

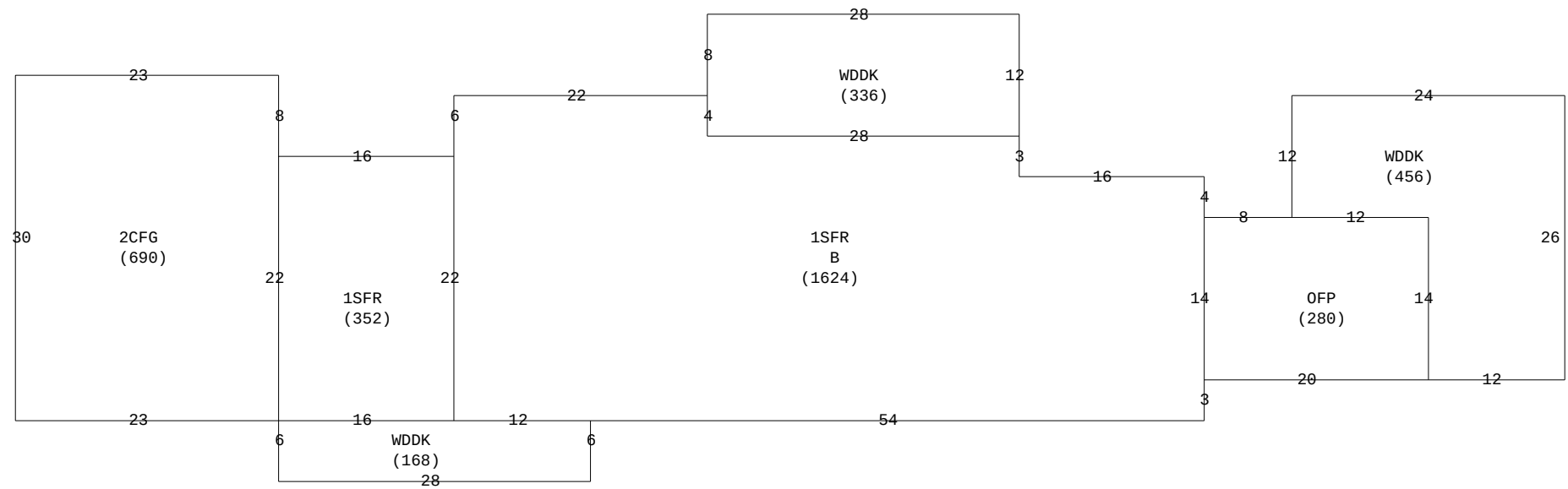
Total additions 116,292

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	29	31	899	55.95		C	50,299	50	25,100
Block Detach Garage									

Value at 70% 17,570

Value at 100% 25,100



ABOVE GROUND POOL 24' DIAMETER