

Property at 00028 WOODHAVEN DRIVE

Prop ID 4690028

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Administrative Information

Owner name: MERCURI JEREMY J AND
 Second name: WILLIAM S TRUSTEES
 Address: 28 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690028 Neigh.: Zone: R30 Vol: 623 Page: 909

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	
Resident Land	.92	94,500			Sale price:	
Resident Dwelling	1.00	144,370			Sale valid:	
Resident Outbldg	2.00	20,790			Values	
					Mkt value :	
Resident Excess	.98	5,150			Cost value:	378,300
Summary			Utilities		Sales ratios	
Total assessments		264,810	Water	Well	Cost/sale :	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		264,810	Gas	None	Assmt/sale:	

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	.980	7,500	7,350		7,350	5,145
Residual		42,689					
1.900 acres				Total land value		142,350	99,645

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	01	Fully Finished	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				561	120,320
Basement	Full						
Heating	Yes	A/C	No				
Plumbing	2 F/B	H/B	Add'l fix.	Wh/p	Saunas		5,000
Attic	Fully Finished		Attic size: 561				19,649
Additions							142,066
Other Features		WB Stks					6,750
Sub-Total							293,785
Grade	C+		Factor 1.0800				317,288
CDU			C&D Factor 1.00				317,288
Depreciation			35 %				206,237
Computed cost value @ 70%							144,366

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	128	14,654
L Living Area	BSMT Basement addition	128	2,359
P Porches, Patios, Decks	FOFF Frame open first flo	136	8,286
L Living Area	FRFF Frame first floor	476	54,493
L Living Area	FRUF Frame upper full	476	39,855
L Living Area	BSMT Basement addition	476	8,772
P Porches, Patios, Decks	FOFF Frame open first flo	224	13,647
Total additions			142,066

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	32	768	55.95		C	42,970	50	21,500
Block Detach Garage									
AB2 Flat barn	18	24	432	37.75		C	16,308	50	8,200
Value at 70%			20,790	Value at 100%			29,700		

