

Property at 00030 WOODHAVEN DRIVE

Prop ID 4690030

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Administrative Information

Owner name: FITZGERALD MATTHEW AND
Second name: ROMANO STEPHANIE
Address: 30 WOODHAVEN DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4690030 Neigh.: Zone: R30 Vol: 711 Page: 201

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Dwelling	1.00	170,280
Resident Outbldg	1.00	1,680

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 06-Jul-2017
Sale price: 295,000
Sale valid:

Values

Mkt value :
Cost value: 380,657

Summary

Total assessments	266,460
Total exemptions	
Net assessment	266,460

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2904
Mkt/sale :
Assmt/sale: .9033

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	98	Other		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	33	C+	Whirlpools	
Garage	12	Basement 2 car	Saunas	
Area Over Gar.	01	Fully Finished	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: 1967	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	912	247,110
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					82,170
Other Features	WB Stks		Bsmt Gar		11,750
Sub-Total					346,530
Grade	C+	Factor 1.0800			374,252
CDU		C&D Factor 1.00			374,252
Depreciation		35 %			243,264
Computed cost value @ 70%					170,285

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	192	5,086
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	FRUF Frame upper full	321	26,877
L Living Area	FRFF Frame first floor	321	36,748
L Living Area	BSMT Basement addition	321	5,915
P Porches, Patios, Decks	BPAT Brick/flagstone pati	256	5,838

Total additions 82,170

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2008	C	4,800	50	2,400
Utility Shed									
Value at 70%					1,680	Value at 100%			
						2,400			

