

Property at 00041 WOODHAVEN DRIVE

Prop ID 4690041

Printed 05-Oct-2026 8:48 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BERG CHRISTOPHER
 Second name:
 Address: 41 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690041 Neigh.: Zone: R30 Vol: 817 Page: 662

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 17-Aug-2026
Resident Land	.92	94,500	APA Veteran	246,840	Sale price: 480,000
Resident Dwelling	1.00	150,080	DAC Veteran	3,710	Sale valid:
Resident Outbldg	2.00	3,710			
Resident Excess		.43	2,260	Values	
				Mkt value :	
				Cost value: 357,929	
Summary		Utilities		Sales ratios	
Total assessments	250,550	Water	Connecticut	Cost/sale :	.7457
Total exemptions	250,550	Sewer	Septic	Mkt/sale :	
Net assessment		Gas	None	Assmt/sale:	.5220

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	06	Contemporary		
Exterior Walls	10	Vertical Siding		
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	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	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	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1952	

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	780
Basement	Full		149,140
Heating	Yes	A/C No	
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p
Attic	None	Attic size:	Saunas
Additions			5,500
Other Features	WB Stks		165,955
			9,250
Sub-Total			329,845
Grade	C	Factor 1.0000	329,845
CDU		C&D Factor 1.00	329,845
Depreciation		35 %	214,399
		Computed cost value @ 70%	150,079

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	748	85,632
L Living Area	FRUF Frame upper full	272	22,775
L Living Area	BSMT Basement addition	748	13,784
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	FRFF Frame first floor	216	24,728
G Garages	FR Attached frame LE 65	288	13,950
Total additions			165,955

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	8	64	30.00		C	1,920	50	1,000
Utility Shed									
RS1 Frame	12	24	288	30.00	2018	C	8,640	50	4,300
Utility Shed									
Value at 70%		3,710	Value at 100%				5,300		

Scale: 1" = 7.55 feet