

Property at 00042 WOODHAVEN DRIVE

Prop ID 4690042

Printed 30-Dec-2025 10:43 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: DEMETRO ROSEMARY M
 Second name:
 Address: 42 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690042 Neigh.: Zone: R30 Vol: 723 Page: 1287

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Oct-2018
Resident Land	.68	94,500	AAA Veteran	1,000	Sale price: 280,000
Resident Dwelling	1.00	139,610	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	1,680	DAC Veteran	10,000	
Summary		Utilities		Sales ratios	
Total assessments	235,790	Water	Well	Cost/sale :	1.2030
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	224,290	Gas	None	Assmt/sale:	.8421

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.680	135,000	135,000		135,000	94,500
Primary Site		29,621					
		.680 acres		Total land value		135,000	94,500

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	6
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	1
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
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	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1955	

Building Valuation Summary

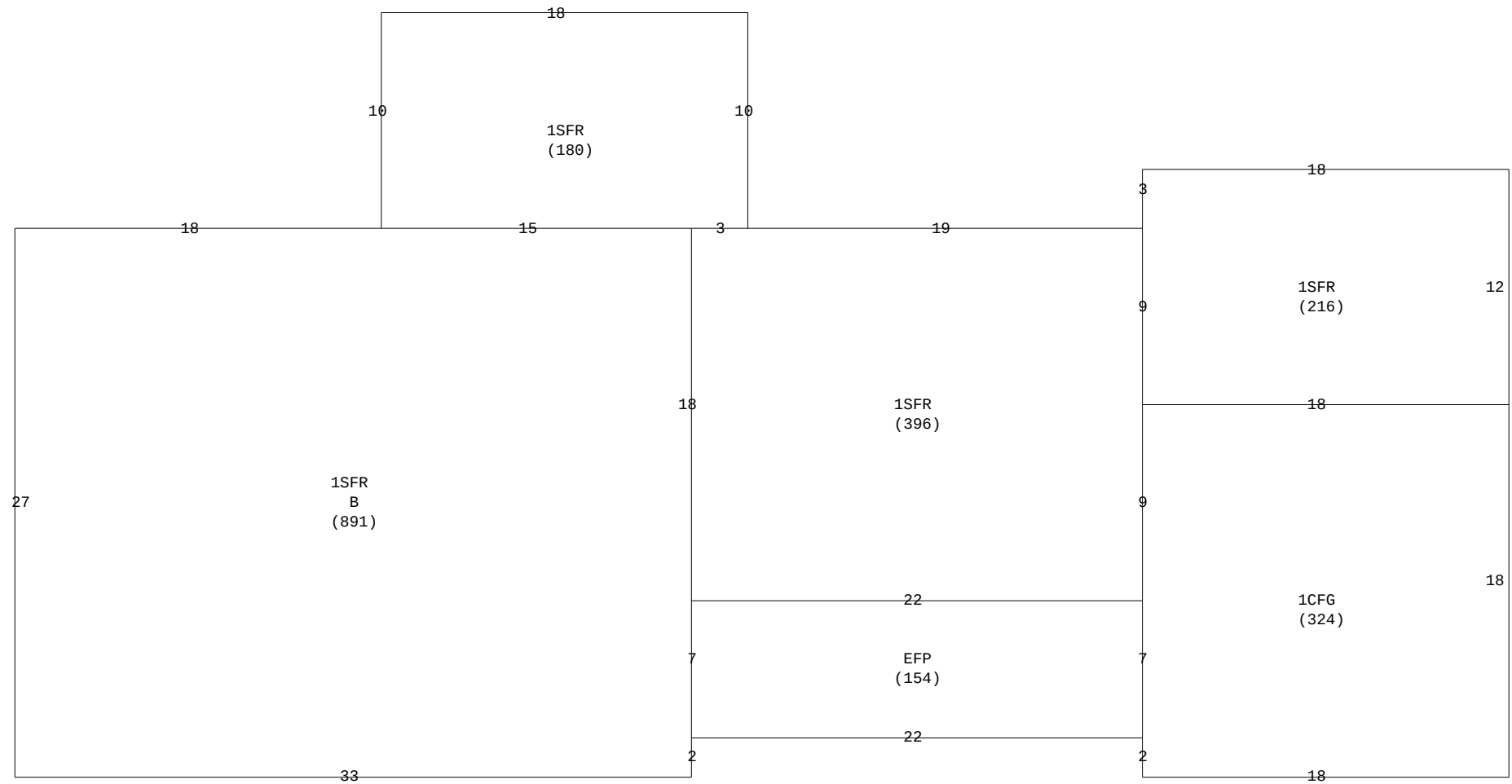
		Area			
Dwelling	Frame	1 story w/bsmt	891	163,750	
Basement	Full				
Heating	Yes	A/C Yes		4,720	
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					123,118
Other Features		WB Stks			6,750
Sub-Total					306,838
Grade	C	Factor 1.0000			306,838
CDU		C&D Factor 1.00			306,838
Depreciation		35 %			199,445
		Computed cost value @ 70%			139,612

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	154	14,686
L Living Area	FRFF Frame first floor	396	45,334
L Living Area	FRFF Frame first floor	180	20,607
L Living Area	FRFF Frame first floor	216	24,728
G Garages	FR Attached frame LE 65	324	15,355
L Living Area	AIR Air conditioning	180	547
L Living Area	AIR Air conditioning	216	657
L Living Area	AIR Air conditioning	396	1,204
Total additions			123,118

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2003	C	4,800	50	2,400
Utility Shed									
Value at 70%		1,680					Value at 100%		2,400



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