

Property at 00060 WOODHAVEN DRIVE

Prop ID 4690060

Printed 09-Jan-2026 12:54 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MARGRAF SCOTT
 Second name:
 Address: 60 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690060 Neigh.: Zone: R40 Vol: 761 Page: 360

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500	AAA Veteran	1,000	Sale date: 18-Jun-2021
Resident Dwelling	1.00	170,670	CAB Add Vet	500	Sale price: 425,000
			DAC Veteran	10,000	Sale valid:

Values

Mkt value :
 Cost value: 378,814

Summary

Summary	Amount	Utilities	Sales ratios
Total assessments	265,170	Water Well	Cost/sale : .8913
Total exemptions	11,500	Sewer Septic	Mkt/sale :
Net assessment	253,670	Gas None	Assmt/sale: .6239

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					

.920 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1957	

Building Valuation Summary

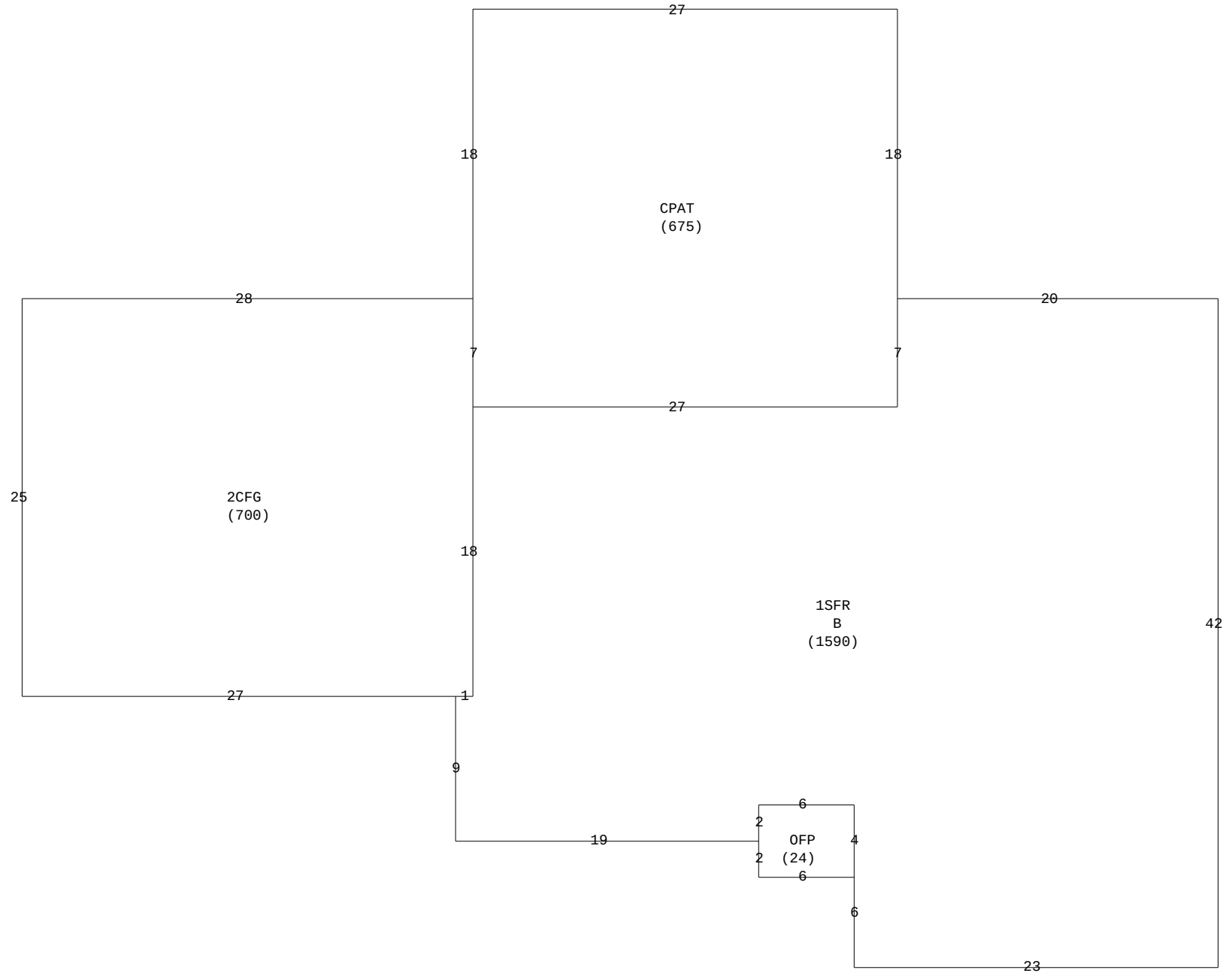
	Area	Value
Dwelling Frame 1 story w/bsmt	1,591	255,870
Basement Full with walk		
Heating Yes A/C Yes		7,320
Plumbing 2 F/B 1 H/B Add'l fix. Wh/p		8,500
Attic None Attic size:		
Additions		38,576
Other Features Mason Trim WB Stks RR		37,057

Sub-Total	347,323
Grade C+ Factor 1.0800	375,109
CDU C&D Factor 1.00	375,109
Depreciation 35 %	243,821
Computed cost value @ 70%	170,675

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
G Garages	FRL Attached frame GT 65	700	31,361
P Porches, Patios, Decks	CPAT Concrete patio	675	5,753

Total additions 38,576



SALE 8-2-96 \$200,000 INCLUDES 56 WOODHAVEN DRIVE
SALE 6-18-21 \$425,000 INCLUDES 56 WOODHAVEN DRIVE