

Property at 00069 WOODHAVEN DRIVE

Prop ID 4690069

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Administrative Information

Owner name: ROBACZYNSKI MARC
 Second name:
 Address: 69 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690069 Neigh.: Zone: R30 Vol: 647 Page: 351

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	210,780
Resident Outbldg	1.00	2,380

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 04-Sep-2012
 Sale price: 273,500
 Sale valid: 07

Values

Mkt value :
 Cost value: 441,471

Summary

Total assessments	309,030
Total exemptions	
Net assessment	309,030

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.6142
 Mkt/sale :
 Assmt/sale: 1.1299

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	.260	7,500	1,950			1,950	1,365
Residual	11,326							

1.180 acres

Total land value

136,950

95,865

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9
Interior Walls	02	Drywall	Bedrooms	5
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	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	05	Half Story Finis	M/F stacks	1
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1962	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	928	250,230
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					113,960
Other Features		WB Stks M Stks RR			23,261
Sub-Total					395,951
Grade	B-	Factor 1.1700			463,263
CDU		C&D Factor 1.00			463,263
Depreciation		35 %			301,121
		Computed cost value @ 70%			210,785

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	144	8,773
G Garages	FR Attached frame LE 65	528	23,314
L Living Area	FRUH Frame upper half	528	27,000
L Living Area	FRFF Frame first floor	264	30,223
P Porches, Patios, Decks	DECK Wood deck	264	6,993
P Porches, Patios, Decks	FOFF Frame open first flo	33	2,011
P Porches, Patios, Decks	DECK Wood deck	480	12,715

Total additions 113,960

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	19	228	30.00		C	6,840	50	3,400
Utility Shed									
Value at 70%			2,380				Value at 100%		3,400

