

Property at 00070 WOODHAVEN DRIVE

Prop ID 4690070

Printed 07-Feb-2024 7:34 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RILEY CARIANNE
Second name:
Address: 70 WOODHAVEN DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4690070 Neigh.: Zone: R40 Vol: 746 Page: 823

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	144,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Sep-2020
Sale price: 337,000
Sale valid:

Values

Mkt value :
Cost value: 340,929

Summary

Total assessments	238,650
Total exemptions	
Net assessment	238,650

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0117
Mkt/sale :
Assmt/sale: .7082

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	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
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	Addn'l fixtures	
Grade	33	C+	Whirlpools	1,908
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1964	

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	936	219,560
Basement	Full			
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				55,281
Other Features	WB Stks			13,500

Sub-Total		293,341
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	316,808
Depreciation	35 %	205,925
	Computed cost value @ 70%	144,148

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	252	28,849
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559
G Garages	FR Attached frame LE 65	484	21,597
L Living Area	UATT Unfinished attic	130	2,276

Total additions 55,281

