

Property at 00080 WOODHAVEN DRIVE

Prop ID 4690080

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Administrative Information

Owner name: RELLER GLENN A
 Second name:
 Address: 80 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
 Lot: 4690080 Neigh.: Zone: R40 Vol: 603 Page: 623

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	161,380
Resident Outbldg	2.00	27,370

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
 Sale price:
 Sale valid:
 Values
 Mkt value :
 Cost value: 405,771

Summary

Total assessments	284,040
Total exemptions	
Net assessment	284,040

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

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	.150	7,500	1,125			1,125	788
Residual		6,534						

1.070 acres

Total land value

136,125

95,288

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
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	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1958	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	768	218,990
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					88,878
Other Features		WB Stks	RR		12,035
Sub-Total					328,403
Grade	C+		Factor 1.0800		354,675
CDU			C&D Factor 1.00		354,675
Depreciation			35 %		230,539
Computed cost value @ 70%					161,377

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	484	21,597
G Garages	FSF Full-story fin o/gar	484	32,420
P Porches, Patios, Decks	FEFF Frame enclosed first	78	7,438
L Living Area	FRUF Frame upper full	78	6,531
L Living Area	OVER Frame Overhang	32	2,931
P Porches, Patios, Decks	FOFF Frame open first flo	196	11,941
P Porches, Patios, Decks	BPAT Brick/flagstone pati	264	6,020

Total additions 88,878

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	30	720	55.95		C	40,284	50	20,100
Block Detach Garage									
RP1 Pool w/ Plastic Linr	16	32	512	74.05		C	37,914	50	19,000
Value at 70%					27,370	Value at 100%			
						39,100			

