

Property at 00094 WOODHAVEN DRIVE

Prop ID 4690094

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

Administrative Information

Owner name: COHEN PAUL A
Second name:
Address: 94 WOODHAVEN DRIVE
City/state: AVON CT Zip: 06001

Location Information

Map: 018 Clerk map:
Lot: 4690094 Neigh.: Zone: R40 Vol: 430 Page: 342

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	141,950
Resident Outbldg	1.00	15,190

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 03-Jun-2002
Sale price: 228,000
Sale valid:

Values

Mkt value :
Cost value: 360,014

Summary

Total assessments	252,010
Total exemptions	
Net assessment	252,010

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.5790
Mkt/sale :
Assmt/sale: 1.1053

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	.070	7,500	525			525	368
Residual		3,049						

.990 acres

Total land value

135,525

94,868

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	32	Detached 2 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	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1960	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		1,268	213,360
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas 5,000
Attic	None	Attic size:		
Additions				63,753
Other Features		WB Stks		6,750

Sub-Total			288,863
Grade	C+	Factor 1.0800	311,972
CDU		C&D Factor 1.00	311,972
Depreciation		35 %	202,782
		Computed cost value @ 70%	141,947

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	450	51,516
P Porches, Patios, Decks	FOFF Frame open first flo	120	7,311
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	4,926

Total additions 63,753

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	21	37	777	55.95		C	43,473	50	21,700
Block Detach Garage									

Value at 70% 15,190

Value at 100% 21,700

