

Property at 00107 WOODHAVEN DRIVE

Prop ID 4690107

Printed 07-Feb-2024 7:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ROBBINS JEFFREY S AND
 Second name: CASTRO MARILIA DEMOURA
 Address: 107 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4690107 Neigh.: Zone: R40 Vol: 504 Page: 1021

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	274,990
Resident Outbldg	1.00	1,330

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jan-1992
 Sale price: 275,000
 Sale valid:

Values

Mkt value :
 Cost value: 530,114

Summary

Total assessments	371,080
Total exemptions	
Net assessment	371,080

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.9277
 Mkt/sale :
 Assmt/sale: 1.3494

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	.050	7,500	375			375	263
Residual	2,178							

.970 acres

Total land value

135,375

94,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
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	1
Grade	37	B-	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	04	Loft	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1969	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	968	258,040
Basement	Full with walk				
Heating	Yes	A/C Yes			7,430
Plumbing	2 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		9,000
Additions					235,345
Other Features		WB Stks			6,750
Sub-Total					516,565
Grade	B-	Factor 1.1700			604,381
CDU		C&D Factor 1.00			604,381
Depreciation		35 %			392,848
Computed cost value @ 70%					274,994

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	814	93,188
L Living Area	BSMT Basement addition	814	15,000
P Porches, Patios, Decks	BPAT Brick/flagstone pati	888	20,250
L Living Area	FRFF Frame first floor	437	50,028
L Living Area	BSMT Basement addition	437	8,053
P Porches, Patios, Decks	FOFF Frame open first flo	161	9,809
G Garages	FR Attached frame LE 65	650	28,074
L Living Area	UATT Unfinished attic	170	2,976
L Living Area	OVER Frame Overhang	44	4,030
L Living Area	AIR Air conditioning	814	2,475
L Living Area	AIR Air conditioning	437	1,328
L Living Area	AIR Air conditioning	44	134

Total additions 235,345

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00		C	3,840	50	1,900
Utility Shed									
Value at 70%			1,330	Value at 100%			1,900		

