

Property at 00122 WOODHAVEN DRIVE

Prop ID 4690122

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Administrative Information

Owner name: KRETZ ERIN L & TIMOTHY R
 Second name:
 Address: 122 WOODHAVEN DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 024 Clerk map:
 Lot: 4690122 Neigh.: Zone: R40 Vol: 709 Page: 027

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.92	94,500			Sale date: 28-Apr-2017
Resident Dwelling	1.00	255,060			Sale price: 350,000
Resident Outbldg	1.00	1,050			Sale valid:

Resident Excess	Qty	Amount	Values
	.01	50	Mkt value :
			Cost value: 500,943

Summary

Total assessments	350,660	Utilities	Sales ratios
Total exemptions		Water Connecticut	Cost/sale : 1.4313
Net assessment	350,660	Sewer Septic	Mkt/sale :
		Gas None	Assmt/sale: 1.0019

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	.010	7,500	75		75	53
Residual	436						

.930 acres Total land value 135,075 94,553

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	Garage cars 2
Floors	01	Hardwood	Bedrooms 4
Heating System	01	Hot Water	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	37	B-	Masonry trim sf
Garage	22	Attached 2 car	Finish bsmt sz 880
Area Over Gar.	99	None	Rec Room Size
Basement	01	Full	Living area 2,717
Bsmt Fin Qual	05	Living Area W/ A	# Living Units
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1967

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	267,030
Basement	Full		1,014	
Heating	Yes	A/C Yes		7,680
Plumbing	2 F/B	1 H/B 1 Add'l fix.	Wh/p	9,000
Attic	None	Attic size:	Saunas	
Additions				152,406
Other Features		WB Stks		42,999

Sub-Total	479,115
Grade B-	Factor 1.1700
CDU	C&D Factor 1.00
Depreciation	35 %
	Computed cost value @ 70%
	255,057

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	39	3,572
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
P Porches, Patios, Decks	FOFF Frame open first flo	125	7,616
L Living Area	FRFF Frame first floor	650	74,413
L Living Area	BSMT Basement addition	650	11,978
P Porches, Patios, Decks	DECK Wood deck	412	10,914
G Garages	FR Attached frame LE 65	624	27,060
P Porches, Patios, Decks	DECK Wood deck	120	3,179
L Living Area	AIR Air conditioning	650	1,976

Total additions 152,406

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	10	100	30.00		C	3,000	50	1,500
Utility Shed									
Value at 70%	1,050						Value at 100%		1,500

