

Property at 00127 WOODHAVEN DRIVE

Prop ID 4690127

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## Administrative Information

Owner name: ATKINS JANICE H  
 Second name:  
 Address: 127 WOODHAVEN DRIVE  
 City/state: AVON CT Zip: 06001

## Location Information

Map: 024 Clerk map:  
 Lot: 4690127 Neigh.: Zone: R40 Vol: 375 Page: 964

| Assessments       |      |         | Exemptions |             | Last sale    |                        |
|-------------------|------|---------|------------|-------------|--------------|------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat         | Amount       | Sale date: 16-Nov-1989 |
| Resident Land     | .92  | 94,500  |            |             |              | Sale price: 310,000    |
| Resident Dwelling | 1.00 | 224,220 |            |             |              | Sale valid:            |
|                   |      |         |            |             | Values       |                        |
| Resident Excess   | .02  | 110     |            |             | Mkt value :  |                        |
|                   |      |         |            |             | Cost value:  | 455,471                |
| Summary           |      |         | Utilities  |             | Sales ratios |                        |
| Total assessments |      | 318,830 | Water      | Connecticut | Cost/sale :  | 1.4693                 |
| Total exemptions  |      |         | Sewer      | Septic      | Mkt/sale :   |                        |
| Net assessment    |      | 318,830 | Gas        | None        | Assmt/sale:  | 1.0285                 |

## 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     | .020       | 7,500            | 150     |      |      | 150     | 105       |
| Residual     |        | 871        |                  |         |      |      |         |           |
|              |        | .940 acres | Total land value |         |      |      | 135,150 | 94,605    |

## 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             | 8     |
| Interior Walls | 02   | Drywall          | Garage cars             | 2     |
| Floors         | 01   | Hardwood         | Bedrooms                | 4     |
| Heating System | 05   | Electric B/B     | Unfinished area         |       |
| Fuel           | 03   | Electric         | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 37   | B-               | Full Baths              | 2     |
| Garage         | 22   | Attached 2 car   | Masonry trim sf         |       |
| Area Over Gar. | 99   | None             | Half Baths              | 1     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addtn'l fixtures        | 1     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 750   |
| Interior Cond  | 05   | Good             | Living area             | 2,382 |
| Exterior Cond  | 05   | Good             | Whirlpools              |       |
|                |      |                  | Saunas                  |       |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 2     |
|                |      |                  | W/B openings            | 3     |
|                |      |                  | Actual Year Built: 1967 |       |

## Building Valuation Summary

|                           |       |                 |              |       |         |
|---------------------------|-------|-----------------|--------------|-------|---------|
| Dwelling                  | Frame | 2 story w/bsmt  | Area         | 1,028 | 269,760 |
| Basement                  | Full  |                 |              |       |         |
| Heating                   | Yes   | A/C Yes         |              |       | 7,760   |
| Plumbing                  | 2 F/B | 1 H/B           | 1 Add'l fix. | Wh/p  | 9,000   |
| Attic                     | None  |                 | Attic size:  |       |         |
| Additions                 |       |                 |              |       | 99,866  |
| Other Features            |       | WB Stks         | RR           |       | 34,796  |
| Sub-Total                 |       |                 |              |       | 421,182 |
| Grade                     | B-    | Factor 1.1700   |              |       | 492,783 |
| CDU                       |       | C&D Factor 1.00 |              |       | 492,783 |
| Depreciation              |       | 35 %            |              |       | 320,309 |
| Computed cost value @ 70% |       |                 |              |       | 224,216 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| L Living Area            | OVER Frame Overhang       | 25   | 2,290  |
| P Porches, Patios, Decks | FOFF Frame open first flo | 102  | 6,214  |
| L Living Area            | FRFF Frame first floor    | 301  | 34,459 |
| L Living Area            | BSMT Basement addition    | 301  | 5,547  |
| G Garages                | FR Attached frame LE 65   | 529  | 23,353 |
| P Porches, Patios, Decks | DECK Wood deck            | 631  | 16,715 |
| P Porches, Patios, Decks | FEUF Frame enclosed upper | 120  | 6,869  |
| P Porches, Patios, Decks | UTIL Utility building     | 120  | 3,428  |
| L Living Area            | AIR Air conditioning      | 301  | 915    |
| L Living Area            | AIR Air conditioning      | 25   | 76     |
| Total additions          |                           |      | 99,866 |

