

Property at 00025 WOODLAND DRIVE

Prop ID 4700025

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Administrative Information

Owner name: BECKERMAN DIANE F
 Second name:
 Address: 25 WOODLAND DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 4700025 Neigh.: Zone: R30 Vol: 526 Page: 1255

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 08-Aug-2005
Resident Land	.69	140,000				Sale price: 800,000
Resident Dwelling	1.00	400,220				Sale valid:
					Values	
Resident Excess	2.32	12,180				Mkt value : Cost value: 789,143
Summary			Utilities		Sales ratios	
Total assessments		552,400	Water	Connecticut		Cost/sale : .9864
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		552,400	Gas	None		Assmt/sale: .6905

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	200,000	200,000			200,000	140,000
Primary Site		30,056						
RES	12	2.320	7,500	17,400			17,400	12,180
Residual		101,059						
3.010 acres				Total land value			217,400	152,180

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	4
Heating System	07	Hydro Air	Family Rooms	1
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	2
Grade	43	B+	Addtn'l fixtures	3
Garage	23	Attached 3 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	3
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt			Area	
Basement	Full with walk					292,440
Heating	Yes	A/C		Yes		8,380
Plumbing	3 F/B	2 H/B	3 Add'l fix.	Wh/p	Saunas	18,500
Attic	None	Attic size:				
Additions						320,481
Other Features	WB Stks					11,750
Sub-Total						651,551
Grade	B+	Factor		1.3500		879,594
CDU		C&D Factor		1.00		879,594
Depreciation				35 %		571,736
					Computed cost value @ 70%	400,215

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	984	44,085
G Garages	FSF Full-story fin o/gar	725	48,563
L Living Area	AIR Air conditioning	725	2,204
L Living Area	FRFF Frame first floor	664	76,015
L Living Area	AIR Air conditioning	664	2,019
P Porches, Patios, Decks	CPAT Concrete patio	84	716
L Living Area	BSMT Basement addition	915	16,862
L Living Area	FRFF Frame first floor	915	104,750
L Living Area	AIR Air conditioning	915	2,782
P Porches, Patios, Decks	BPAT Brick/flagstone pati	264	6,020
L Living Area	OVER Frame Overhang	174	15,936
L Living Area	AIR Air conditioning	174	529
Total additions			320,481

