

Property at 00040 WOODLAND DRIVE

Prop ID 4700040

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Administrative Information

Owner name: DEMING JAMES M & CHERYL ANN
 Second name: AND DIMAURO JOSEPH D TRS
 Address: 40 WOODLAND DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 4700040 Neigh.: Zone: R30 Vol: 667 Page: 1085

Assessments

Assmt category	Qty	Amount
Resident Land	.69	94,500
Resident Outbldg	1.00	350
Resident Dwelling	1.00	191,740

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
 Sale price:
 Sale valid:
 Values
 Mkt value :
 Cost value: 431,943

Summary

Total assessments	302,360	
Total exemptions		
Net assessment	302,360	

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.690	135,000	135,000			135,000	94,500
Primary Site		30,056						
RES	12	3.003	7,500	22,523			22,523	15,766
Residual		130,811						

3.693 acres

Total land value

157,523

110,266

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	1
Air Condition	01	Central Air	W/B openings	1
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1950	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	1,056	185,460
Basement	Full				
Heating	Yes	A/C Yes			5,340
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		3,500
Additions					188,133
Other Features	Mason Trim	WB Stks			7,766
Sub-Total					390,199
Grade	C+	Factor 1.0800			421,415
CDU		C&D Factor 1.00			421,415
Depreciation		35 %			273,920
Computed cost value @ 70%					191,744

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	585	66,971
P Porches, Patios, Decks	FOFF Frame open first flo	69	4,204
P Porches, Patios, Decks	BPAT Brick/flagstone pati	133	3,033
L Living Area	FRFF Frame first floor	508	58,156
L Living Area	BSMT Basement addition	508	9,361
P Porches, Patios, Decks	CPAT Concrete patio	120	1,023
G Garages	FRL Attached frame GT 65	714	31,989
L Living Area	FRFF Frame first floor	88	10,074
L Living Area	AIR Air conditioning	585	1,778
L Living Area	AIR Air conditioning	508	1,544

Total additions 188,133

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS2 Metal	8	8	64	30.00		E	960	50	500
Utility Shed									
Value at 70%					350	Value at 100%			
						500			

