

Property at 00048 WOODLAND DRIVE

Prop ID 4700048

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Administrative Information

Owner name: DEMING KEVIN J & VICTORIA D
 Second name:
 Address: 48 WOODLAND DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map:
 Lot: 4700048 Neigh.: Zone: R30 Vol: 779 Page: 1114

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale	
Resident Land	.69	94,500			Sale date: 12-Oct-2022	
Resident Outbldg	1.00	350			Sale price: 312,000	
Resident Dwelling	1.00	147,840			Sale valid: 01	
					Values	
Resident Excess	1.60	8,380			Mkt value :	
					Cost value:	358,671

Summary

			Utilities		Sales ratios	
Total assessments	251,070		Water	Well	Cost/sale :	1.1496
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	251,070		Gas	None	Assmt/sale:	.8047

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	1.597	7,500	11,978		11,978	8,385
Residual		69,565					

2.287 acres Total land value 146,978 102,885

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	02	Drywall	Bedrooms	3
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	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	768	218,990
Basement	Full		
Heating	Yes A/C No		
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p		8,500
Attic	None Attic size:		
Additions			66,624
Other Features	WB Stks		6,750
Sub-Total			300,864
Grade	C+	Factor 1.0800	324,933
CDU		C&D Factor 1.00	324,933
Depreciation		35 %	211,206
Computed cost value @ 70%			147,844

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	32	2,931
L Living Area	FRFF Frame first floor	264	30,223
L Living Area	BSMT Basement addition	264	4,865
G Garages	FR Attached frame LE 65	462	20,739
P Porches, Patios, Decks	FOFF Frame open first flo	81	4,935
L Living Area	OVER Frame Overhang	32	2,931

Total additions 66,624

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		

