

Property at 00054 WOODLAND DRIVE

Prop ID 4700054

Printed 20-Feb-2026 1:13 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KULIKOWSKI BARBARA B
 Second name:
 Address: 54 WOODLAND DRIVE
 City/state: AVON CT Zip: 06001

Location Information

Map: 013 Clerk map: 90 048
 Lot: 4700054 Neigh.: Zone: R30 Vol: 238 Page: 368

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 04-Sep-1990
Resident Land	.69	94,500	AAA Veteran	1,000	Sale price: 165,000
Resident Dwelling	1.00	138,450	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	980	DAC Veteran	10,000	

Values

Resident Excess	.61	3,200	Mkt value :	
			Cost value:	338,757

Summary

Summary		Utilities		Sales ratios	
Total assessments	237,130	Water	Well	Cost/sale :	2.0531
Total exemptions	11,500	Sewer	Septic	Mkt/sale :	
Net assessment	225,630	Gas	None	Assmt/sale:	1.4372

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	.610	7,500	4,575		4,575	3,203
Residual		26,572					
1.300 acres				Total land value		139,575	97,703

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	3
Heating System	01	Hot Water	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	27	C-	Masonry trim sf	
Garage	22	Attached 2 car	Full Baths	2
Area Over Gar.	99	None	Half Baths	
Basement	99	None	Finish bsmt sz	
Bsmt Fin Qual	99	None	Addtn'l fixtures	
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Rec Room Size	
Exterior Cond	05	Good	Living area	1,831
			# Living Units	
Actual Year Built: 1935				

Building Valuation Summary

				Area	
Dwelling	Frame	1 story w/bsmt		506	113,090
Basement	None				-5,140
Heating	Yes	A/C	Yes		3,290
Plumbing	2 F/B	H/B	Add'l fix.	1 Wh/p	Saunas 7,500
Attic	None	Attic size:			
Additions					212,011
Other Features					

Sub-Total		330,751
Grade	C-	Factor .9200
CDU		C&D Factor 1.00
Depreciation		35 %
		Computed cost value @ 70%
		138,452

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	616	26,747
L Living Area	FRFF Frame first floor	458	52,432
L Living Area	FRFF Frame first floor	117	13,394
L Living Area	BSMT Basement addition	60	1,106
L Living Area	FRFF Frame first floor	750	85,861
L Living Area	BSMT Basement addition	750	13,821
P Porches, Patios, Decks	FOFF Frame open first flo	240	14,622
L Living Area	AIR Air conditioning	458	1,392
L Living Area	AIR Air conditioning	750	2,280
L Living Area	AIR Air conditioning	117	356

Total additions 212,011

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%	980	Value at 100%		1,400					

