

Property at 00007 WOODMONT

Prop ID 4710007

Printed 20-Mar-2026 10:53 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ORSINI MICHELLE
 Second name:
 Address: 7 WOODMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4710007 Neigh.: Zone: R40 Vol: 812 Page: 928

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	275,350

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Mar-2026
 Sale price: 560,000
 Sale valid:

Values

Mkt value :
 Cost value: 543,357

Summary

Total assessments	380,350
Total exemptions	
Net assessment	380,350

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .9703
 Mkt/sale :
 Assmt/sale: .6792

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	150,000	150,000			150,000	105,000
Primary Site		40,075						

.920 acres Total land value 150,000 105,000

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	1,215	306,280
Basement	Full		
Heating	Yes A/C Yes		8,790
Plumbing	2 F/B 1 H/B 3 Add'l fix. Wh/p		10,000
Attic	None Attic size:		
Additions			75,754
Other Features	WB Stks RR		19,434

Sub-Total		420,258
Grade B-	Factor 1.1700	491,702
CDU	C&D Factor 1.00	491,702
Depreciation	20 %	393,362
	Computed cost value @ 70%	275,353

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	260	29,765
L Living Area	BSMT Basement addition	260	4,791
P Porches, Patios, Decks	FOFF Frame open first flo	52	3,168
P Porches, Patios, Decks	DECK Wood deck	210	5,563
P Porches, Patios, Decks	DECK Wood deck	45	1,192
P Porches, Patios, Decks	DECK Wood deck	200	5,298
L Living Area	AIR Air conditioning	260	790

Total additions 75,754

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	9 Garage cars 2
Interior Walls	02	Drywall	Bedrooms	4 Unfinished area
Floors	01	Hardwood	Family Rooms	1 Dormer linear f
Heating System	01	Hot Water	Full Baths	2 Masonry trim sf
Fuel	01	Oil	Half Baths	1 Finish bsmt sz
Attic	99	None	Addtn'l fixtures	3 Rec Room Size 576
Grade	37	B-	Whirlpools	Living area 2,690
Garage	22	Attached 2 car	Saunas	# Living Units
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	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good	Actual Year Built: 1985	

