

Property at 00032 WOODMONT

Prop ID 4710032

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Administrative Information

Owner name: STRAUSS ROBERT &
Second name: PARKS COURTNEY
Address: 32 WOODMONT
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 4710032 Neigh.: Zone: R40 Vol: 805 Page: 100

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 01-Jul-2025
Resident Land	.92	105,000				Sale price: 660,000
Resident Dwelling	1.00	317,000				Sale valid:
					Values	
Resident Excess	.03	160				Mkt value : Cost value: 603,086
Summary			Utilities		Sales ratios	
Total assessments		422,160	Water	Connecticut		Cost/sale : .9138
Total exemptions			Sewer	Septic		Mkt/sale :
Net assessment		422,160	Gas	None		Assmt/sale: .6396

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						
RES	12	.030	7,500	225			225	158
Residual		1,307						
				.950 acres	Total land value		150,225	105,158

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,410	344,360
Basement	Full			
Heating	Yes	A/C Yes		9,860
Plumbing	3 F/B	H/B 4 Add'l fix.	Wh/p Saunas	12,000
Attic	Unfinished	Attic size: 1,410		17,996
Additions				100,416
Other Features	Mason Trim WB Stks	RR		31,445
Sub-Total				516,077
Grade	B+	Factor 1.3500		696,704
CDU		C&D Factor 1.00		696,704
Depreciation		35 %		452,858
Computed cost value @ 70%				317,001

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	784	35,125
L Living Area	FRFF Frame first floor	322	36,863
L Living Area	AIR Air conditioning	322	979
P Porches, Patios, Decks	DECK Wood deck	716	18,967
L Living Area	OVER Frame Overhang	51	4,671
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	AIR Air conditioning	51	155
Total additions			100,416

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
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	02	Unfinished	Dormer linear f	
Grade	43	B+	Full Baths	3
Garage	22	Attached 2 car	Masonry trim sf	400
Area Over Gar.	99	None	Half Baths	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	715
Interior Cond	05	Good	Living area	3,193
Exterior Cond	05	Good	Whirlpools	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1979				

