

Property at 00040 WOODMONT

Prop ID 4710040

Printed 07-Feb-2024 7:41 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: HUANG JAMES JUNTAO & WEI H
 Second name:
 Address: 40 WOODMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4710040 Neigh.: Zone: R40 Vol: 650 Page: 771

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	283,630
Resident Outbldg	1.00	25,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Nov-2012
 Sale price: 465,000
 Sale valid:

Values

Mkt value :
 Cost value: 591,743

Summary

Total assessments	414,220
Total exemptions	
Net assessment	414,220

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2726
 Mkt/sale :
 Assmt/sale: .8908

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	.100	7,500	750			750	525
Residual		4,356						

1.020 acres

Total land value

150,750

105,525

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	06	Contemporary		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	05	Electric B/B	Full Baths	3
Fuel	03	Electric	Half Baths	1
Attic	99	None	Addtn'l fixtures	3
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	03	Rec Room W/ Air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1980	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area 1,608	333,990
Basement	Full			
Heating	Yes	A/C Yes		9,550
Plumbing	3 F/B	1 H/B	3 Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				181,768
Other Features	Mason Trim	WB Stks	RR	36,879
Sub-Total				577,187
Grade	C+	Factor 1.0800		623,362
CDU		C&D Factor 1.00		623,362
Depreciation		35 %		405,185
Computed cost value @ 70%				283,630

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	584	15,470
G Garages	FRL Attached frame GT 65	754	33,781
P Porches, Patios, Decks	BPAT Brick/flagstone pati	72	1,642
L Living Area	FRFF Frame first floor	828	94,790
L Living Area	BSMT Basement addition	828	15,258
L Living Area	AIR Air conditioning	828	2,517
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310

Total additions 181,768

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	18	36	648	110.5	1987	C	71,636	50	35,800
Value at 70%		25,060	Value at 100%		35,800				

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Prop ID 4710040 Card 0:

Scale: 1" = 10.11 feet

