

Property at 00046 WOODMONT

Prop ID 4710046

Printed 09-Jan-2026 12:54 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: RAWDEN FRANCIS A TRUSTEE
 Second name:
 Address: 46 WOODMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4710046 Neigh.: Zone: R40 Vol: 710 Page: 623

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 18-Dec-2015
Resident Land	.92	105,000	AAA	Veteran	1,000	Sale price: 400,000
Resident Dwelling	1.00	260,310	CAB	Add Vet	500	Sale valid:
			DAC	Veteran	10,000	
Resident Excess						Values
	.46	2,420				Mkt value :
						Cost value: 525,329
Summary			Utilities		Sales ratios	
Total assessments		367,730	Water	Connecticut		Cost/sale : 1.3133
Total exemptions		11,500	Sewer	Septic		Mkt/sale :
Net assessment		356,230	Gas	None		Assmt/sale: .9193

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	.460	7,500	3,450			3,450	2,415
Residual		20,038						
1.380 acres				Total land value			153,450	107,415

Building Valuation Summary

						Area	
Dwelling	Frame	1 story w/bsmt				2,620	391,280
Basement	Full						
Heating	Yes	A/C Yes					11,140
Plumbing	3 F/B	2 H/B	Add'l fix.	Wh/p	Saunas		17,000
Attic	None		Attic size:				
Additions							74,988
Other Features		WB Stks	RR				35,314
Sub-Total							529,722
Grade	C+		Factor 1.0800				572,100
CDU			C&D Factor 1.00				572,100
Depreciation			35 %				371,865
Computed cost value @ 70%							260,306

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	380	36,238
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	DECK Wood deck	512	13,563
Total additions			74,988

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	3
Attic	99	None	Half Baths	2
Grade	33	C+	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	05	Good	Actual Year Built: 1976	
Exterior Cond	05	Good		

