

Property at 00051 WOODMONT

Prop ID 4710051

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Administrative Information

Owner name: HARRIMAN LINDA B
Second name:
Address: 51 WOODMONT
City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
Lot: 4710051 Neigh.: Zone: R40 Vol: 118 Page: 0508

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	243,450

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Jun-1980
Sale price: 152,500
Sale valid:

Values

Resident Excess	.12	630	
Mkt value :			
Cost value:			498,686

Summary

Total assessments	349,080
Total exemptions	
Net assessment	349,080

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 3.2701
Mkt/sale :
Assmt/sale: 2.2890

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	.120	7,500	900			900	630
Residual		5,227						

1.040 acres

Total land value

150,900

105,630

Building Valuation Summary

					Area	
Dwelling	Frame	2 story w/bsmt			1,778	416,230
Basement	Full					
Heating	Yes	A/C No				
Plumbing	3 F/B	1 H/B	1 Add'l fix.	Wh/p	Saunas	14,000
Attic	None			Attic size:		
Additions						34,800
Other Features	Mason Trim WB Stks					30,390

Sub-Total						495,420
Grade	C+		Factor 1.0800			535,054
CDU			C&D Factor 1.00			535,054
Depreciation			35 %			347,785
			Computed cost value @ 70%			243,450

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	96	2,543
G Garages	FRL Attached frame GT 65	720	32,257

Total additions 34,800

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 3
Interior Walls	02	Drywall	Bedrooms 5 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 3 Masonry trim sf 1,248
Fuel	03	Electric	Half Baths 1 Finish bsmt sz
Attic	99	None	Addn'l fixtures 1 Rec Room Size
Grade	33	C+	Whirlpools Living area 3,556
Garage	23	Attached 3 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 2
Air Condition	99	None	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1980

