

Property at 00052 WOODMONT

Prop ID 4710052

Printed 23-Jun-2025 12:52 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEPOWSKY MATTHEW GLENN
 Second name:
 Address: 52 WOODMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4710052 Neigh.: Zone: R40 Vol: 804 Page: 131

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	267,760
Resident Outbldg	1.00	980

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Jun-2025
 Sale price: 945,000
 Sale valid:

Values

Mkt value :
 Cost value: 539,171

Summary

Total assessments	377,420	
Total exemptions		
Net assessment	377,420	

Utilities

Water	Connecticut	
Sewer	Septic	
Gas	None	

Sales ratios

Cost/sale : .5706
 Mkt/sale :
 Assmt/sale: .3994

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	.700	7,500	5,250			5,250	3,675
Residual		30,492						

1.620 acres

Total land value

155,250

108,675

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	2,792	413,910
Basement	Full			
Heating	No	A/C Yes		11,780
Plumbing	2 F/B	2 H/B 2 Add'l fix.	Wh/p	13,000
Attic	None	Attic size:		
Additions				84,687
Other Features	WB Stks			21,522

Sub-Total		544,899
Grade	C+	Factor 1.0800
CDU	C&D Factor 1.00	588,491
Depreciation	35 %	382,519
	Computed cost value @ 70%	267,763

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	660	29,569
L Living Area	FRFF Frame first floor	405	46,365
L Living Area	FRFF Frame first floor	64	7,327
L Living Area	AIR Air conditioning	405	1,231
L Living Area	AIR Air conditioning	64	195

Total additions 84,687

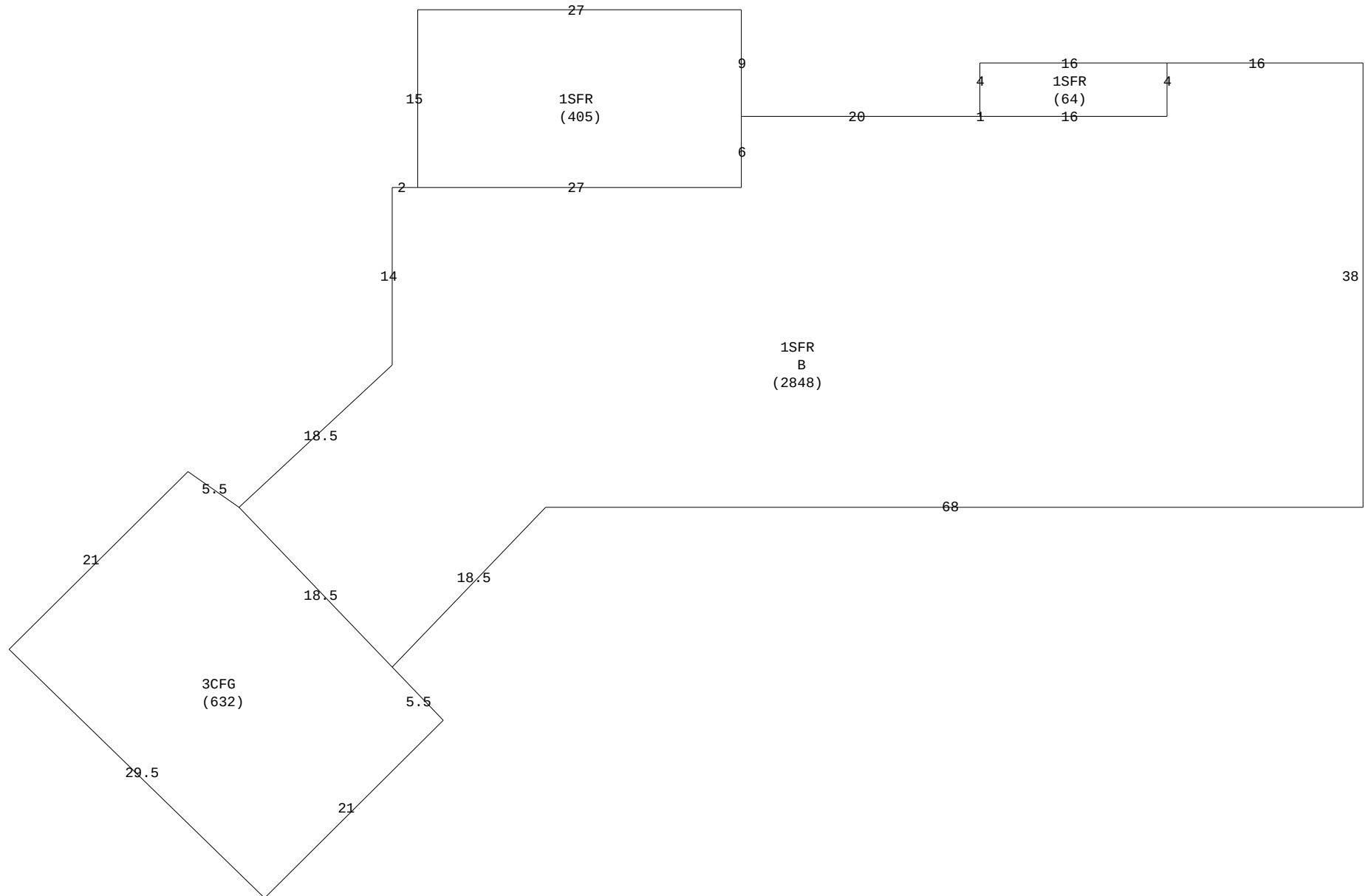
Residential Dwelling Information

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 9
Interior Walls	02	Drywall	Garage cars 3
Floors	01	Hardwood	Bedrooms 4
Heating System	08	Geothermal	Unfinished area
Fuel	03	Electric	Dormer linear f
Attic	99	None	Masonry trim sf
Grade	33	C+	Half Baths 2
Garage	23	Attached 3 car	Finish bsmt sz 400
Area Over Gar.	99	None	Rec Room Size
Basement	01	Full	Living area 3,261
Bsmt Fin Qual	05	Living Area W/ A	# Living Units
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1978

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400



1 CAR BASEMENT GARAGE ADDED 2008 - NO VALUE