

Property at 00093 WOODMONT

Prop ID 4710093

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Administrative Information

Owner name: LEONARD CHRISTOPHER J AND
 Second name: MELISSA N
 Address: 93 WOODMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4710093 Neigh.: Zone: R40 Vol: 732 Page: 1048

Assessments

Assmt category	Qty	Amount
Resident Land	.92	105,000
Resident Dwelling	1.00	269,270
Resident Outbldg	2.00	19,880

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Sep-2019
 Sale price: 466,000
 Sale valid:

Values

Mkt value :
 Cost value: 563,143

Summary

Total assessments	394,200
Total exemptions	
Net assessment	394,200

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.2085
 Mkt/sale :
 Assmt/sale: .8459

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	.010	7,500	75			75	53
Residual	436							

.930 acres

Total land value

150,075

105,053

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	43	B+		
Garage	22	Attached 2 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1983

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,066	277,180
Basement	Full with walk				
Heating	Yes	A/C Yes			7,970
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					108,680
Other Features		WB Stks	RR		36,049
Sub-Total					438,379
Grade	B+	Factor 1.3500			591,812
CDU		C&D Factor 1.00			591,812
Depreciation		35 %			384,678
Computed cost value @ 70%					269,275

Building additions

Category	Type	Area	Value
L Living Area	OVER Frame Overhang	41	3,755
P Porches, Patios, Decks	DECK Wood deck	331	8,768
P Porches, Patios, Decks	FOFF Frame open first flo	180	10,967
L Living Area	FRFF Frame first floor	420	48,082
L Living Area	BSMT Basement addition	420	7,740
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
G Garages	FR Attached frame LE 65	552	24,250

Total additions 108,680

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP1 Pool w/ Plastic Linr	18	39	702	74.05	2006	C	51,983	50	26,000
RS1 Frame Utility Shed	10	16	160	30.00	2008	C	4,800	50	2,400
Value at 70%		19,880		Value at 100%				28,400	

