

Property at 00098 WOODMONT

Prop ID 4710098

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Administrative Information

Owner name: KHATTAR AMIT & SHAILA
 Second name:
 Address: 98 WOODMONT
 City/state: AVON CT Zip: 06001

Location Information

Map: 006 Clerk map:
 Lot: 4710098 Neigh.: Zone: R40 Vol: 761 Page: 411

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 21-Jun-2021
Resident Land	.92	105,000				Sale price: 550,000
Resident Dwelling	1.00	310,100				Sale valid:
Resident Outbldg	1.00	980				Values
Resident Excess	1.07	5,620				Mkt value :
						Cost value: 602,429
Summary			Utilities		Sales ratios	
Total assessments		421,700	Water	Connecticut	Cost/sale :	1.0953
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		421,700	Gas	None	Assmt/sale:	.7667

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	1.070	7,500	8,025			8,025	5,618
Residual		46,609						
1.990 acres				Total land value			158,025	110,618

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
Interior Walls	02	Drywall	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	2
Grade	43	B+	Whirlpools	1
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	2
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1984	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,144	292,420
Basement	Full				
Heating	Yes	A/C Yes			8,390
Plumbing	3 F/B	1 H/B 2 Add'l fix.	1 Wh/p	Saunas	17,000
Attic	None	Attic size:			
Additions					150,971
Other Features	WB Stks	RR			36,055
Sub-Total					504,836
Grade	B+	Factor 1.3500			681,529
CDU		C&D Factor 1.00			681,529
Depreciation		35 %			442,994
		Computed cost value @ 70%			310,096

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	624	27,060
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L Living Area	FRFF Frame first floor	55	6,296
L Living Area	FRFF Frame first floor	432	49,456
P Porches, Patios, Decks	BPAT Brick/flagstone pati	345	7,867
L Living Area	FRFF Frame first floor	44	5,037
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	432	1,313

Total additions 150,971

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2016	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400

