

Property at 00016 OAK BLUFF

Prop ID 3330016

Printed 09-Feb-2026 1:04 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GHAZARIAN STELLA AND
 Second name: JAFFARIAN MARTIN CHARLES
 Address: 16 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3330016 Neigh.: Zone: RU2A Vol: 811 Page: 849

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Jan-2026	
Resident Land	2.00	122,500			Sale price: 1,400,000	
Resident Outbldg	1.00	30,940			Sale valid:	
Resident Dwelling	1.00	562,440			Values	
					Mkt value :	
Resident Excess	1.74	9,140			Cost value: 1,035,743	
Summary			Utilities		Sales ratios	
Total assessments		725,020	Water	Well	Cost/sale :	.7398
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		725,020	Gas	None	Assmt/sale:	.5179

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000		175,000	122,500
Primary Site		87,120					
RES	12	1.740	7,500	13,050		13,050	9,135
Residual		75,794					
3.740 acres		Total land value		188,050		131,635	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	12
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	43	B+	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	03	Partial	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,350
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	5,966
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	4
			Actual Year Built: 1988	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	2,562	496,440
Basement	Full				
Heating	Yes	A/C Yes			14,130
Plumbing	5 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		31,000
Additions					321,754
Other Features		WB Stks	RR		52,332
Sub-Total					915,656
Grade	B+	Factor 1.3500			1,236,136
CDU		C&D Factor 1.00			1,236,136
Depreciation		35 %			803,488
Computed cost value @ 70%					562,442

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
L Living Area	FRUH Frame upper half	960	49,091
L Living Area	AIR Air conditioning	480	1,459
P Porches, Patios, Decks	FOFF Frame open first flo	96	5,849
P Porches, Patios, Decks	FOFF Frame open first flo	80	4,874
L Living Area	FRFF Frame first floor	1,095	125,357
L Living Area	FRUH Frame upper half	1,095	55,994
L Living Area	BSMT Basement addition	1,095	20,179
L Living Area	AIR Air conditioning	1,095	3,329
L Living Area	AIR Air conditioning	548	1,666
P Porches, Patios, Decks	BPAT Brick/flagstone pati	480	10,946

Total additions 321,754

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5	2004	C	88,440	50	44,200
Value at 70%		30,940	Value at 100%		44,200				

