

Property at 00023 OAK BLUFF

Prop ID 3330023

Printed 07-Feb-2024 9:54 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SULLIVAN TIMOTHY M AND
 Second name: LORI A TRUSTEES
 Address: 23 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3330023 Neigh.: Zone: RU2A Vol: 732 Page: 642

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Oct-1997
Resident Land	2.00	122,500				Sale price: 380,000
Resident Dwelling	1.00	264,700				Sale valid:
					Values	
Resident Excess	.59	3,100			Mkt value :	
					Cost value:	557,571
Summary			Utilities		Sales ratios	
Total assessments	390,300		Water	Well	Cost/sale :	1.4673
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	390,300		Gas	None	Assmt/sale:	1.0271

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	.590	7,500	4,425			4,425	3,098
Residual		25,700						
2.590 acres				Total land value			179,425	125,598

Building Valuation Summary

		Area			
Dwelling	Frame	2 story w/bsmt	1,234	309,990	
Basement	Full				
Heating	Yes	A/C Yes		8,890	
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	10,500
Attic	None	Attic size:			
Additions				157,305	
Other Features	WB Stks			13,500	
Sub-Total				500,185	
Grade	B	Factor 1.2600		630,233	
CDU		C&D Factor 1.00		630,233	
Depreciation		40 %		378,140	
Computed cost value @ 70%				264,698	

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	308	7,024
L Living Area	FRFF Frame first floor	470	53,806
L Living Area	AIR Air conditioning	470	1,429
P Porches, Patios, Decks	FOFF Frame open first flo	244	14,866
L Living Area	FRFF Frame first floor	367	42,015
L Living Area	BSMT Basement addition	367	6,763
L Living Area	AIR Air conditioning	367	1,116
G Garages	FRL Attached frame GT 65	676	30,286

Total additions 157,305

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	10
Interior Walls	02	Drywall	Garage cars	2
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	40	B	Full Baths	3
Garage	22	Attached 2 car	Half Baths	
Area Over Gar.	99	None	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	1
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	04	Average	Living area	3,306
Exterior Cond	04	Average	Whirlpools	
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 1980				

