

Property at 00024 OAK BLUFF

Prop ID 3330024

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## Administrative Information

Owner name: GOTTFRIED MICHELE M TRUSTEE  
Second name:  
Address: 24 OAK BLUFF  
City/state: AVON CT Zip: 06001

## Location Information

Map: 021 Clerk map:  
Lot: 3330024 Neigh.: Zone: RU2A Vol: 771 Page: 226

| Assessments       |      |         | Exemptions |        | Last sale    |                                    |
|-------------------|------|---------|------------|--------|--------------|------------------------------------|
| Assmt category    | Qty  | Amount  | Exempt     | Cat    | Amount       | Sale date: 25-Apr-2011             |
| Resident Land     | 2.00 | 91,880  |            |        |              | Sale price: 443,250                |
| Resident Dwelling | 1.00 | 269,470 |            |        |              | Sale valid:                        |
|                   |      |         |            |        | Values       |                                    |
| Resident Excess   | .06  | 320     |            |        |              | Mkt value :<br>Cost value: 516,671 |
| Summary           |      |         | Utilities  |        | Sales ratios |                                    |
| Total assessments |      | 361,670 | Water      | Well   |              | Cost/sale : 1.1656                 |
| Total exemptions  |      |         | Sewer      | Septic |              | Mkt/sale :                         |
| Net assessment    |      | 361,670 | Gas        | None   |              | Assmt/sale: .8160                  |

## Land Information

| Type         | Use | Acres/SqFt | Rate    | Total            | Infl | Fact | Value   | 70% Value |
|--------------|-----|------------|---------|------------------|------|------|---------|-----------|
| PRIM         | 11  | 2.000      | 175,000 | 175,000          |      | .25  | 131,250 | 91,875    |
| Primary Site |     | 87,120     |         |                  |      |      |         |           |
| RES          | 12  | .060       | 7,500   | 450              |      |      | 450     | 315       |
| Residual     |     | 2,614      |         |                  |      |      |         |           |
| 2.060 acres  |     |            |         | Total land value |      |      | 131,700 | 92,190    |

## Building Valuation Summary

|                           |            |                |                 |      |        | Area  |         |
|---------------------------|------------|----------------|-----------------|------|--------|-------|---------|
| Dwelling                  | Frame      | 2 story w/bsmt |                 |      |        | 1,104 | 284,600 |
| Basement                  | Full       |                |                 |      |        |       |         |
| Heating                   | Yes        | A/C Yes        |                 |      |        |       | 8,170   |
| Plumbing                  | 3 F/B      | 1 H/B          | 2 Add'l fix.    | Wh/p | Saunas |       | 14,500  |
| Attic                     | Unfinished |                | Attic size: 500 |      |        |       | 8,849   |
| Additions                 |            |                |                 |      |        |       | 99,543  |
| Other Features            |            | WB Stks        | RR              |      |        |       | 23,040  |
| Sub-Total                 |            |                |                 |      |        |       | 438,702 |
| Grade                     | B+         |                | Factor 1.3500   |      |        |       | 592,248 |
| CDU                       |            |                | C&D Factor 1.00 |      |        |       | 592,248 |
| Depreciation              |            |                | 35 %            |      |        |       | 384,961 |
| Computed cost value @ 70% |            |                |                 |      |        |       | 269,473 |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| P Porches, Patios, Decks | BPAT Brick/flagstone pati | 446  | 10,171 |
| L Living Area            | OVER Frame Overhang       | 46   | 4,213  |
| L Living Area            | FRFF Frame first floor    | 30   | 3,434  |
| G Garages                | FR Attached frame LE 65   | 576  | 25,187 |
| L Living Area            | UATT Unfinished attic     | 576  | 10,083 |
| L Living Area            | AIR Air conditioning      | 30   | 91     |
| L Living Area            | AIR Air conditioning      | 46   | 140    |
| L Living Area            | AIR Air conditioning      | 340  | 1,034  |
| L Living Area            | BSMT Basement addition    | 340  | 6,266  |
| L Living Area            | FRFF Frame first floor    | 340  | 38,924 |
| Total additions          |                           |      | 99,543 |

## Residential Dwelling Information

| Subject                 | Code | Description      | Condominium      |       |
|-------------------------|------|------------------|------------------|-------|
| Style                   | 14   | Salt Box         |                  |       |
| 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          | Garage cars      | 2     |
| Floors                  | 07   | Hardwood/Carpeti | Bedrooms         | 4     |
| Heating System          | 01   | Hot Water        | Unfinished area  |       |
| Fuel                    | 01   | Oil              | Family Rooms     | 1     |
| Attic                   | 02   | Unfinished       | Dormer linear f  |       |
| Grade                   | 43   | B+               | Full Baths       | 3     |
| Garage                  | 22   | Attached 2 car   | Masonry trim sf  |       |
| Area Over Gar.          | 02   | Fully Unfinished | Half Baths       | 1     |
| Basement                | 01   | Full             | Finish bsmt sz   |       |
| Bsmt Fin Qual           | 03   | Rec Room W/ Air  | Addtn'l fixtures | 2     |
| Air Condition           | 01   | Central Air      | Rec Room Size    | 650   |
| Interior Cond           | 05   | Good             | Living area      | 2,964 |
| Exterior Cond           | 05   | Good             | Whirlpools       |       |
|                         |      |                  | Saunas           |       |
|                         |      |                  | # Living Units   |       |
|                         |      |                  | M/F stacks       |       |
|                         |      |                  | W/B stacks       | 1     |
|                         |      |                  | W/B openings     | 1     |
| Actual Year Built: 1984 |      |                  |                  |       |

