

Property at 00027 OAK BLUFF

Prop ID 3330027

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Administrative Information

Owner name: OBRIEN MARGUERITE TRUSTEE
 Second name:
 Address: 27 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 027 Clerk map:
 Lot: 3330027 Neigh.: Zone: RU2A Vol: 729 Page: 742

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Sep-1989
Resident Land	2.00	91,880				Sale price: 547,000
Resident Dwelling	1.00	500,470				Sale valid:
					Values	
Resident Excess	4.71	24,730			Mkt value :	
					Cost value:	881,543
Summary			Utilities		Sales ratios	
Total assessments		617,080	Water	Well	Cost/sale :	1.6116
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		617,080	Gas	None	Assmt/sale:	1.1281

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	4.710	7,500	35,325			35,325	24,728
Residual		205,168						
		6.710 acres	Total land value				166,575	116,603

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	11
Interior Walls	02	Drywall	Garage cars	4
Floors	05	W/W over sub-flo	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	07	Propane Gas	Full Baths	5
Attic	01	Fully Finished	Half Baths	2
Grade	47	A-	Addtn'l fixtures	1
Garage	98	Other	Whirlpools	1
Area Over Gar.	02	Fully Unfinished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	01	Unfinished	W/B stacks	3
Air Condition	01	Central Air	W/B openings	4
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1982	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area 1,456	353,350
Basement	Full			
Heating	Yes	A/C Yes		10,110
Plumbing	5 F/B	2 H/B	1 Add'l fix.	1 Wh/p
Attic	Fully Finished		Attic size: 1,456	Saunas
Additions				30,000
Other Features	WB Stks			38,340
				304,029
				22,750
Sub-Total				758,579
Grade	A-	Factor 1.4500		1,099,940
CDU		C&D Factor 1.00		1,099,940
Depreciation		35 %		714,961
Computed cost value @ 70%				500,473

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	FRUF Frame upper full	432	36,171
L Living Area	BSMT Basement addition	432	7,961
L Living Area	AIR Air conditioning	432	1,313
L Living Area	AIR Air conditioning	432	1,313
L Living Area	FRFF Frame first floor	360	41,213
L Living Area	FRUF Frame upper full	360	30,143
L Living Area	AIR Air conditioning	1,300	3,952
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	AIR Air conditioning	216	657
P Porches, Patios, Decks	DECK Wood deck	324	8,583
L Living Area	FRFF Frame first floor	104	11,906
L Living Area	AIR Air conditioning	104	316
G Garages	FRL Attached frame GT 65	1,168	52,329
L Living Area	PATT Part finished attic	1,272	33,988

Total additions 304,029

