

Property at 00033 OAK BLUFF

Prop ID 3330033

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Administrative Information

Owner name: MOZZICATO PAOLO AND
 Second name: JACQUELINE REINER
 Address: 33 OAK BLUFF
 City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
 Lot: 3330033 Neigh.: Zone: RU2A Vol: 638 Page: 087

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	91,880
Resident Outbldg	2.00	25,340
Resident Dwelling	1.00	332,150

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 14-Mar-2012
 Sale price: 625,000
 Sale valid:

Values

Mkt value :
 Cost value: 658,086

Summary

Total assessments	460,660
Total exemptions	
Net assessment	460,660

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.0529
 Mkt/sale :
 Assmt/sale: .7371

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	2.150	7,500	16,125			16,125	11,288
Residual		93,654						

4.150 acres

Total land value

147,375

103,163

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	3
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	43	B+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	99	None	Masonry trim sf	750
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addn'l fixtures	3
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	04	Average	Living area	3,977
Exterior Cond	04	Average	Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 1982	

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		1,716	404,120
Basement	Full				
Heating	Yes	A/C Yes			11,550
Plumbing	3 F/B	1 H/B	3 Add'l fix.	1 Wh/p	17,500
Attic	None		Attic size:		
Additions					123,927
Other Features	Mason Trim	WB Stks			28,704

Sub-Total					585,801
Grade	B+		Factor 1.3500		790,831
CDU			C&D Factor 1.00		790,831
Depreciation			40 %		474,499
			Computed cost value @ 70%		332,149

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	420	11,126
L Living Area	FRFF Frame first floor	336	38,466
L Living Area	BSMT Basement addition	336	6,192
L Living Area	AIR Air conditioning	336	1,021
G Garages	FRL Attached frame GT 65	864	38,709
L Living Area	FRFF Frame first floor	209	23,927
L Living Area	BSMT Basement addition	209	3,851
L Living Area	AIR Air conditioning	209	635

Total additions 123,927

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	16	32	512	110.5		C	56,602	50	28,300
RS1 Frame Utility Shed	22	24	528	30.00		C	15,840	50	7,900
Value at 70%			25,340				Value at 100%		36,200

